

Delegated Report	Analysis sheet		Expiry Date:		05/12/2014		
	N/A / attached		Consultation Expiry Date:		26/11/2014		
Officer			Application Number(s)				
Obote Hope			2014/6413/P				
Application Address			Drawing Numbers				
57A Jamestown Road London NW1 7DB			Refer to Decision Notice				
Proposal(s)							
Replacement of an existing window into a door, and installation of external vents.							
Recommendation(s):		Approve Planning consent					
Application Type:		Full Planning Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	00	No. of objections	00
Summary of consultation responses:		None					
CAAC/Local groups comments:		None					
Site Description							
<p>The site is a part 3 storey, part 2 storey building accessed from the south side of Jamestown Road (from an entrance adjacent to 61 Jamestown Road). It is one of a series of former industrial buildings which were associated with the former piano factory at 12 Oval Road.</p> <p>The site does not fall within a conservation area but the Primrose Hill and Regent's Canal Conservation areas are located nearby. The boundary of the Regent's Canal Conservation Area is on the opposite side of Jamestown Road. Adjoining the site at the rear is the Primrose Hill Conservation Area.</p> <p>To the north east of the site are modern commercial buildings whilst to the north (along Jamestown Road) is a Victorian residential terrace. Other commercial/industrial buildings exist to the south. The application site was recently granted approval for a change of use to a flexible B1a(office)/D2(yoga, pilates, meditation), for which this application for the variation of conditions relates to.</p>							

Relevant History

8802606: Permitted Development Granted for “Change of use from garage to office/studio use”. Decision Date: **08/05/2003**.

9003481: P.A Refused for “The erection of a two-storey extension on the southern side of the building and a roof extension in connection with the extension and refurbishment of the building for use within Class B”. Decision Date: **18/07/1991**.

9100140: P.P Granted for “Alterations to elevations and roof in connection with the refurbishment of the building for use within Class B1 of the Town and Country Planning (Use Classes) Order 1987”. Decision Date: **18/07/1991**

2014/3448/P: P.P Granted for “Change of use from offices (Class B1a) to flexible office and leisure use (Class B1a/D2) at ground and first floor levels”. Decision Date: **03/11/2014**

Relevant policies

NPPF2012

The London Plan 2011

Local Development Framework – Core Strategy and Development Policies 201

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and Vibration)

DP29 (Improving Access)

Camden Planning Guidance 2013

CPG1 – Design

CPG6 – Amenities

Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Camden Planning Guidance 2011 (as amended)

Assessment

1.0 Proposal

1.1 The proposal seeks permission to replace the 5 window panes to the flank elevation with air vents and the replacement of the existing window of staffroom to the flank elevation with new timber framed door and the display of 3 x non-illuminated signs to the front and side elevations.

Design and Appearance

Main Planning Considerations

- Impact of the proposal on the character and appearance of the host property and the conservation area
- Impact of the proposal on neighbouring amenity

Design

The existing window is located to the flank elevation and it's proposed to replace the existing 5 window panes with air vents along the top, located to the far south-east elevation at ground floor level, for air vents that are used to circulate the fresh air and remove steam and condensation from the changing/shower rooms. The propose vents would not be associated with the existing internal plant which is located approximately 3m away.

The proposed timber framed window would be replaced with a new timber door for access to the existing staff room to the flank elevation that matches the width of the existing window.

Policy DP24 requires all developments, including alterations and extensions to consider the character and proportions of the existing building, the proposed door would be timber framed, this would be a replacement of the existing timber framed window. It's proposed that the window panes being replaced would not have an detrimental impact on the architectural features of the host building on account of its design or positioning, and as such, would be in keeping with the character of the area and would not result in any loss of architectural quality of the host building and would not be contrary to planning policy CS14 and DP24.

Advertisement

Advertisement consent is sought for the display of 3 x small signs, the proposed signs would all be non-illuminated to various elevations at ground floor level. Due to the size and positioning of the signs as well as them being non illuminated, they would benefit from deemed consent as the signs are non-illuminated and the lettering are below 0.7 metres. Therefore, Advertisement consent is not required.

Neighbouring amenities

There is no anticipated impact to the neighbouring amenities.

Conclusion

It's considered that the proposed vents installed into the top window frame to the side elevation and the new door that replaces the existing staff room window would not have a negative impact in terms of design, appearance or contribute to the loss of neighbouring amenities. Furthermore, the proposed works would not be visible from the public realm and as such, the proposed door and alteration to the existing window be in accordance with policies CS5, CS14, DP24 and DP26 of the LDF.

Recommendation: Grant Planning Permission