

Delegated Report		Analysis sheet		Expiry Date:		04/12/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Olivier Nelson				2014/6998/P			
Application Address				Drawing Numbers			
2-4 Prowse Place London NW1 9PH				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of glazed balustrades with steel balustrades to two front juliet balconies on building approved under planning permission 2012/6150/P dated 04/10/2013.							
Recommendation(s):		Grant Non Material Amendment					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					
Site Description							
The site comprises a 2 storey yellow brick building which has recently been constructed. It is located on the eastern side of Prowse Place adjacent to the railway viaduct. The site is located within the Jeffrey's Street Conservation Area and is located outside of Camden Town Centre. The buildings formerly on site did not make a positive contribution to the Conservation Area. To the east and rear of the site is Bonny Street. This part of Bonny Street comprises a terrace of houses. These houses are not listed however they are considered to make a positive contribution to the character and appearance of the Conservation Area.							
Relevant History							
2012/6150/P & 2012/6186/C: Erection of building comprising lower ground, upper ground and first floor to provide 2 dwellings (Class C3) (following demolition of existing office building retaining shared boundary walls). Granted conditional permission subject to a S106 agreement 04/10/2013							

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

Camden LDF Core Strategy 2010

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance (updated 2013)

CPG1 Design

Jeffrey's Street Conservation Area Statement 2003

Assessment

Proposed amendments

The proposed amendment comprises:

- Alteration of 2 Juliette balconies on the front elevation from glazed balconies as approved to Corten steel balconies.
- Increase in size of one of the balustrades

Assessment

The proposed amendments are minor and will not alter the overall appearance of the building nor would they give rise to overlooking. The reduction in size of glazed area on the front elevation does not significantly impact on daylight to, or the quality of, the proposed accommodation. Corten has already been used within the building and its use on the front elevation is considered to be acceptable in creating a homogenous appearance.

Summary

The amendment is considered to be consistent with the overall design and scope of the approved scheme. As a result, the proposal is not considered to be materially different from the approved scheme and accords fully with Section 96A of the Town and Country Planning Act 1990 (as amended).

Recommendation: Grant Non Material Amendment.