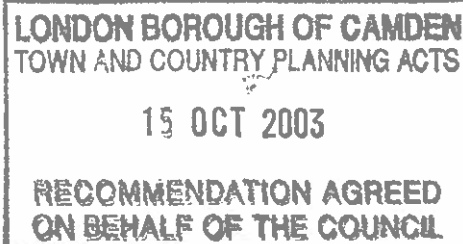


H9/14/B

<b>Delegated Report</b>		Analysis sheet		Expiry Date:	17/10/2003
		N/A / attached		Consultation Expiry Date:	03/10/2003
Officer Grant Leggett			Application Number(s) 2003/1593/P		
Application Address 113 Regents Park Road London NW1 8UR			Drawing Numbers <i>Site Plan - amended in MVM</i> 0316-P.A4-1A, 2A, 3A, 4		
PO 3/4	Area Team Signature <i>[Signature]</i>	C&UD	Authorised Officer Signature <i>[Signature]</i>		
Proposal(s)  Creation of recess in pitched roof behind front parapet for installation of air conditioning units; alterations including installation of roller shutters in front of new and replaced windows.					
Recommendation(s):		FPC			
Application Type:		Full Planning Permission			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:	None					
CAAC/Local groups* comments: *Please Specify	None					

### Site Description

The application relates to a two-storey building situated on the west side of Regents Park Road. The site is within the Primrose Hill Conservation Area, and area subject to an Article 4 direction.

The building is the former Chalk Farm Garage, but has been converted to an office building for a wine merchant. The building has full-length windows in the front elevation and canvas canopies above.

### Relevant History

Planning permission was approved in 1985 for the erection of a mansard roof extension for the storage of wine and for additional ancillary office space. The permission was not implemented, but was renewed in 1991, and renewed again in 1996 subject to an amendment in design. The 1996 design was renewed again in 2001. The extension remains unbuilt.

Permission was approved in 1996 for alterations to the rear fenestration at first floor level.

### Relevant policies

London Borough of Camden Unitary Development Plan 2000

RE2 – Residential amenity and environment

EN1 – General environmental protection and enhancement

EN5 – Noise and vibration

EN6 – Disturbance from plant and machinery

EN21 – Alterations to existing buildings

EN31 – Character and appearance of conservation areas

Supplementary Planning Guidance (2002)

2.9.29 – 2.9.37 – Shopfront security

## Assessment

The proposed works are generally acceptable in design terms. The character and appearance of the building and conservation area would be reserved.

The works to the roof involve constructing a recess in the front elevation of the pitched roof to make space for air conditioning units. The area to be recessed is obscured from public view from all but very acute angles by a large decorative parapet. The potential for the altered roofslope and new air conditioning units to be seen from the street is minimal, so the works are not considered to adversely affect the appearance of the building or Conservation Area.

There is potential for the units to cause noise and adversely affect neighbours. Conditions can be imposed on any permission approved to ensure no significant adverse effects are caused.

A new window has been installed on the right (north) in place of an existing fascia panel. Another new window is proposed for behind an existing roller door on the left (south) flank of the front elevation. The design of the existing window is acceptable, according well with the existing front elevation. The new window to be installed behind the roller door will also match the existing front windows and is acceptable.

A set of roller shutters is to be installed to protect the new window on the right (north) flank of the front elevation. The proposed shutter is to be a roller-grille style shutter, to match existing shutters already installed on the windows on the front elevation. The style of shutter is appropriate in that it is highly permeable and would not unreasonably obscure the features of, or window displays within the building, and would enable lightspill onto the street. The new shutter box would be external, but obscured by the canopy over the window, as are the existing shutter boxes.

## Recommendation

Approval is recommended