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| Delegated Report | | Analysis sheet N/A / attached | | Expiry Date: Consultation Expiry Date: | | 19/08/2014 24/07/2014 | |
| Officer Neil Quinn | | | | Application Number(s) 2014/3390/P | | | |
| Application Address 137 Euston Road London NW1 2AA | | | | Drawing Numbers Refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) Replacement of all front elevation windows with double glazed windows, installation of new door and alteration to shopfront at ground floor level. Insertion of new doors and balustrade at sixth floor level in connection with creation of terrace to office (Class B1). | | | | | | | |
| Recommendation(s): | | Grant conditional permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 16 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice: 02/07/2014 to 23/07/2014 Press notice: 03/07/2014 to 24/07/2014 No responses received to date. | | | | | |
| CAAC/Local groups' comments: | | No objection from Bloomsbury CAAC . | | | | | |

Site Description

The application site is an eight-storey mid-terrace building on the south side of Euston Road. The building is not listed, and not situated within a conservation area. All floors of the building are currently in lawful office use (Class B1).

Relevant History

Planning permission was approved in January 1969 for the use of the basement, ground, first and second floors of the property for light industrial purposes, with ancillary offices, showrooms and stores, associated with medical research.

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

London Plan, 2011

NPPF, 2012

Assessment

Proposal

The application proposes the following alterations to the front elevation of the building:

- The replacement of the existing timber framed, double glazed office entrance doors with new metal fully glazed doors and high level glazed screen at ground floor level;
- The replacement of existing windows and plinth walls to each bay of the first to fifth floors, with new glazed panels, which include randomly placed colour tinted vertical panels;
- The installations of new white render finish from first to fifth floors.
- The replacement of the full-height sliding windows and metal railings at sixth floor level with new metal balustrade and doors, in connection with the existing balcony at this level.

The principal consideration in the assessment of this case is the impact of the design alterations on the character and appearance of the host building and the wider streetscene.

Considerations

Policies CS14 and DP24 of Camden's Local Development Framework seek to promote high quality places and secure high quality design to all development. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*'. Although the property does not lie a conservation area, it does occupy a prominent location on the busy Euston Road and the application proposes works to all floors of the building.

The front elevation of the building is of no particular merit, and does not appear to have been restored and/or repaired since being built in the 1960s / 70s. The proposals also need to be seen in context with the refurbishment of No. 135 to the immediate east, and represent a further upgrade and enhancement of this part of Euston Road, as well as improving thermal performance. The 'random' colour tinted glazed panels add a degree of visual interest to what is currently a bland, dated façade, and although it would appear more contemporary, the existing front elevation does not follow any established pattern in terms of architectural style or detailing along the terrace.

The alterations to the shopfront are acceptable, with a traditional stallriser retained at ground floor level to give some reference to what would originally have been a retail shop. On this basis, the proposals are considered to comply with policies CS14 and DP24 of the LDF.

In amenity terms, the insertion of a 'useable' roof terrace at sixth floor level is considered acceptable on the

basis that there would be no direct overlooking of neighbouring residential windows, given its location to the front elevation. It also has a relatively shallow depth, which ensures large numbers of people cannot sit / stand out for long periods. On this basis, the proposal would comply with policy DP26 of the LDF.

Recommendation: Grant conditional permission