

Delegated Report		Analysis sheet		Expiry Date: 25/09/2024	
		N/A		Consultation Expiry Date: 07/09/2024	
Officer			Application Number(s)		
Ewan Campbell			2024/3200/P		
Application Address			Drawing Numbers		
34 Chalk Farm Road London NW1 8AJ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of lower ground and ground floor extension to form new fire exit. Associated facade works.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Refuse Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	00	No. of objections	00
Neighbour Consultation		A site notice was put up on 14/08/2024 and expired on 07/09/2024 No comments have been received by neighbours			
Site Description					
The application site comprises a four-storey building with basement to the rear of the buildings on Chalk Farm Road and along Harmood Street. The use is as a student accommodation with rooms contained within the building. The area is mixed with commercial along Chalk Farm Road but with mostly residential to the northern side of Harmood Street. The property is not listed and is not situated within a conservation area however does border Harmood Street Conservation Area					
Relevant History					

Application site:

2007/6339/P – Erection of 4-storey building with two basement levels to provide student accommodation comprising 235 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings). **Refused 13/03/2008**

2008/2891/P - Erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings). **Granted subject to legal agreement 23/09/2008**

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy C5 Safety and security

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A5 Basements

Policy DM1 (Delivery and monitoring)

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Biodiversity (March 2018)

CPG Amenity (January 2021)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Erection of two storey extension to form new fire exit.
- Associated facade works.
- Green roof

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity
- Biodiversity
- Contaminated Land

3. ASSESSMENT

Design and Heritage

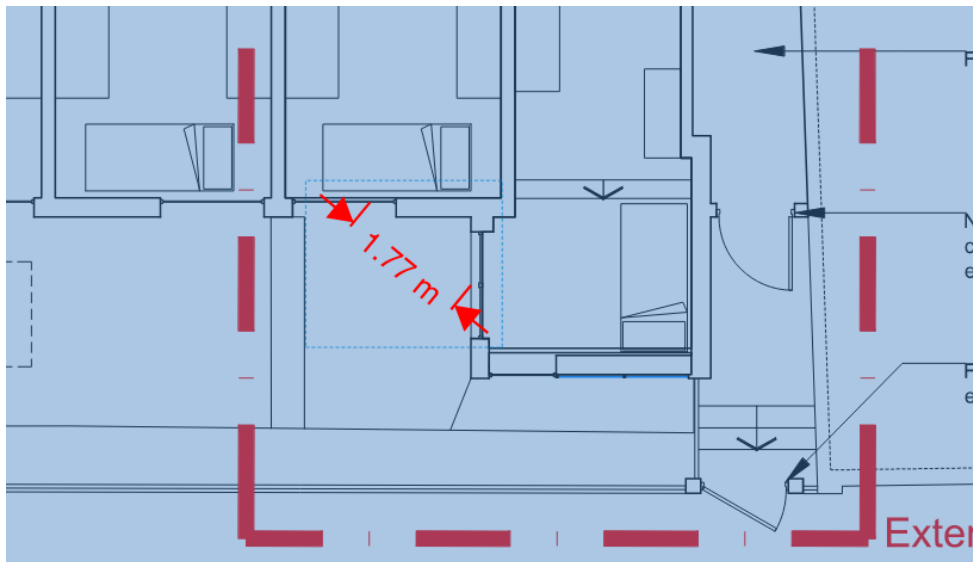
- 3.1.1. The Local Plan policies D1 (Design) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. The policy also stresses that designs should be inclusive, secure and designed to minimal crime and antisocial behaviour.
- 3.1.2. The original building is a contemporary design along Harwood Street with punched windows, orange metallic cladding and protruding green window boxes placed on the elevation. The upper floor is completely glazed. Whilst this building may not be hugely positive, there is an overarching design which is clear and follows a pattern.
- 3.1.3. The scheme would involve removing the southernmost window box and replacing it with two storey extension which is of similar appearance. The window boxes would all protrude the same amount (0.9m) however this extension would extend to 2.2m. This creates an awkward relationship with the rest of the building and means the extension appears incongruous in this context. The fact that it drops down also means is at odds with the whole building and reduces the overall appearance of the building itself. It is noted that a green roof is proposed which is positive in relation to the biodiversity however does not overcome the principle of the development the overriding concerns the council has.
- 3.1.4. The proposal also includes the formation of a new entrance/exit and fire exit with alterations to the railings to form a gate. As per policy D1 above the Council aim to provide design which encourage safety and security and encourage developers to consider these issues. In this instance an new exit is being forced in this part of the building and creates a hidden corner which would increase the chance for crime and antisocial behaviour due to the limited visibility. It is also noted that the fire escape itself has steps due to the level change and therefore is not accessible and has not considered how disabled occupants would leave the building in the event of the fire. Both these elements are very concerning and not something the Council can support, conflicting with policy D1 and also C5 which aims to make Camden a safer place.
- 3.1.5. The Council also notes that there are several inaccuracies with the drawings; the height of the window boxes are incorrect and the highest ones are slightly smaller which is not picked up on the elevation drawings.
- 3.1.6. What is also important to note is that this proposal would overall contribute very little to

the building and scheme; only increasing the size of two hotel rooms and creating a small entrance.

- 3.1.7. The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Amenity

- 3.1.8. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.
- 3.1.9. Due to the location the development is not considered to cause harm to neighbouring amenity in terms of outlook or daylight. A daylight/sunlight report has been submitted as part of the proposal but this only confirms the impact for the flats being extended however notwithstanding this the neighbour windows are not considered to be adversely impacted.
- 3.1.10. However the placed of the side windows means that there will be uneasy relationship between the new bedrooms and the bedrooms directly adjacent. Whilst it is appreciated that the student rooms are given slightly less weight than residential accommodation, it is still a form of residential accommodation and the Council need to consider these impacts.
- 3.1.11. Now the side windows are within very close proximity to the neighbouring student room windows and overlooks directly. The screenshot below demonstrates this relationship, which is apparent on both the lower ground and ground floor rooms and show how overlooking would significantly increase.



- 3.1.12. Overall the proposal would have a adverse impact on the amenities of students occupying these rooms and therefore is unacceptable from this perspective and does not comply with policy A1 of the 2017 Local Plan.

Biodiversity

- 3.1.13. Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

3.1.14. Therefore the proposal complies with policy A3 of the 2017 Local Plan

Contaminated Land

3.1.15. Environmental health were consulted due to the location and given the potentially contaminative historic land uses on site. In the event that any contamination is encountered during the development/earthworks, a compliance condition is recommended in the event of approval.

3.1.16. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reason:

1. The proposed two storey extension by virtue of its design, depth and location would result in an incongruous addition to the existing building. This would detract from its character and appearance and that of the wider area, contrary to policy D1 (Design) of Camden's Local Plan 2017.
2. The proposed new entrance by virtue of its location, inclusion of steps and awkward position in the corner of the building, would result in an incongruous addition which would increase the risk of crime and anti-social behaviour but also fail to consider the accessibility needs of occupants and inclusive design. This would be contrary to policy D1 (Design) and C5 (Safety and security) of Camden's Local Plan 2017.
3. The proposed side windows of the proposed extension, by virtue of their location, direction towards other rooms and proximity to adjacent windows would cause a significant and adverse impact on overlooking. This would be contrary to policy D1 (Design) and A1 (Managing the impact of development) of the 2017 Local Plan.