

Delegated Report		Analysis sheet		Expiry Date:		11/11/2013	
		N/A / attached		Consultation Expiry Date:		11/10/2013	
Officer				Application Number(s)			
Carlos Martin				2013/5857/P			
Application Address				Drawing Numbers			
269 Camden High Street London NW1 7BX				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Renewal of planning permission dated 23/09/2010 (ref. 2010/3879/P) for the erection of a first floor rear extension with lantern rooflight to retail unit (Class A1).							
Recommendation(s):		Grant					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The application site relates to a three storey mid terrace property on the west side of Camden High Street. The site is not listed and is not located within any conservation area.

The site is in use as an A1 retail unit and falls within the Camden Town town centre.

Relevant History

2010/3879/P: pp granted for the erection of a first floor rear extension with lantern rooflight to retail unit (Class A1).

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy & Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 4 (Amenity)

Assessment

The applicants are seeking permission for the renewal of planning permission granted on 23/09/2010 (ref: 2013/5857/P) for the erection of a first floor rear extension with lantern rooflight to retail unit (Class A1).

The proposed extension would be full width and full length, occupying the entire rear area of the property. It would feature a sloping roof, which would angle away from the adjoining property at no. 267, and a projecting pitched rooflight. The extension would be constructed with brickwork to match existing and would provide additional floorspace to the retail unit.

The original application was assessed under the Council's Unitary Development Plan 2006, Camden's Supplementary Planning Guidance 2006 and the then emerging Local Development Framework. In the intervening period between the original application and the current application, the Local Development Framework Core Strategy and Development Policies documents have been fully adopted. However the relevant policies for this application remain essentially the same, as does Camden Planning Guidance 2011 with regards to rear extensions, and the built up surroundings of the application's site do not present significant changes. With this context in mind, it is not considered necessary to revisit the design and amenity aspects of the proposal, given that these were already considered to be acceptable and the thrust of policies has not materially changed.

Given the continuity in policy, planning guidance and the physical context of the site, it is considered that the planning permission should be renewed subject to the same original conditions.

Recommendation: Grant.