

Delegated Report		Analysis sheet	Expiry Date:	27/06/2013
		N/A	Consultation Expiry Date:	12/06/2013
Officer			Application Number(s)	
Gideon Whittingham			2013/1999/P	
Application Address			Drawing Numbers	
Chalk Farm Studios 10a Belmont Street London NW1 8HH			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation to create new basement floor level beneath footprint of existing B1 (office) building with associated front and rear lightwells and installation of railings at ground floor level.				
Recommendation(s):		Grant Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	52	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 10/05/2013.</p> <p>An objection was received from the occupier and agent (on behalf) of 21 Ferdinand Street regarding:</p> <ul style="list-style-type: none">Noise, disturbance during construction worksStructural stability of adjacent buildingIssues of access to cycle storage and right of way across landConcern of fire access/exitNo.19 Ferdinand Street is not shown on planWork has already begun for the applicationNo party wall notices					
CAAC/Local groups comments:	N/A					

Site Description

The application site comprises 2,143sqm of B1 accommodation in a 5 storey (plus attic storey building) at 10a Belmont St that was formerly a piano factory and is now used by a number of businesses including offices and light industrial businesses. A single storey building at the front is excluded from the application site and a forecourt at the front of 10a is used for servicing and deliveries to the building. A yard at the rear part of the site is used for servicing and deliveries but only part of this area forms part of the application site (where the rear extension is to be located). Several businesses and residential uses in buildings that are excluded from the application site abut this yard and use it for access, servicing and deliveries. The yard is accessed via a relatively narrow access road from Ferdinand Street and an undercroft beneath 27 Ferdinand St.

The surrounding neighbourhood comprises a mixture of building heights and uses. It is broadly residential in nature to the north, west and east, including some family-sized housing and several blocks of local authority flats. There is a large hostel fairly close by at 92 Belmont St and the Charlie Ratchford Centre for the elderly is also on Belmont St to the north west. The general character changes to more commercial uses (often with residential above) to the south, including some business uses around the application site to the rear and along the access road leading to Ferdinand St, with shops and town centre uses fronting Chalk Farm Rd. Generally the built form rises from lower and small scale development of two to three storeys on Chalk Farm Road towards taller and bulkier buildings to the north in the form of twentieth century housing blocks located in spacious grounds.

Originally the area comprised terrace houses arranged around a square. This urban form is still evident with many of the buildings on Belmont Street being survivors from this period. To the south of the site lies the Regent's Canal Conservation Area. Harmond Street Conservation Area lies to the east with West Kentish Town Conservation Area to the north. The closest listed buildings are the Roundhouse (Grade II*) on the south side of Chalk Farm Road and Kent House (Grade II) to the east.

Relevant History

10a Belmont Street:

- 2013/3996/P – GPDO prior approval application for Change of use from offices (Class B1) to residential (Class C3) to provide 10 residential units at ground floor to forth floor level. Application currently under assessment. Statutory expiry date 20 August 2013. This application is yet to be determined
- 2013/3333/P - Amendment to planning permission 2011/4415/P decided 30/11/2011 for the erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), namely to provide 3 units (3 x 4b units) instead of 8 units (3 x 1b, 4 x 2b, 1 x 3b) within the rooftop extension. Recommended for approval 12 July 2013, subject to S106 deed of variation.
- 2012/6866/P Erection of an additional 7th floor to provide 3 residential units (Class C3), including external terrace area with green roof and associated alterations. Refused 12 March 2013.
- 2011/4415/P Erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations. Granted 30 November 2011.
- 2009/4257/P Erection of seven storey mixed use building comprising two basement levels for business use (Class B1) and 163 self contained student units (Sui Generis) with associated facilities for student accommodation at ground-7th floor levels, following demolition of existing 5 storey building in Class B1 business use and demolition of a residential dwelling. Refused 24

December 2009 and consequently dismissed at appeal on 3 February 2011.

- 2006/2058/P- Change of use at part ground floor level from business use (Class B1) to leisure use (Class D2) for use as a fitness studio. Refused on 11 July 2006
- 2005/5574/P- Change of use at fourth floor level from offices (Class B1a) to gymnasium (Class D2). Granted on 6 March 2006. This permission has expired and does not appear to have ever been implemented.

Enforcement

- EN13/0680 – Basement being dug without planning permission – awaiting outcome of current planning applications
- EN12/0542 Construction Management Plan breach – case closed no breach found 8 Feb 2013

10 Belmont Street:

- 2013/2070/P - Excavation to create new basement floor level beneath footprint of existing building with associated front lightwell and installation of railings at ground floor level (Class C3). This application is yet to be determined.

12 Belmont Street:

- 2013/2105/P - Excavation to create new basement floor level beneath footprint of existing building with associated front lightwell and installation of railings at ground floor level (Class C3). This application is yet to be determined.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS8 (Promoting a successful and inclusive Camden economy)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

DP28 (Noise and vibration)

Camden Planning Guidance 2011

CPG 1- Design

CPG 4- Basements and lightwells

CPG 6- Amenity

CPG 8- Planning obligations

Assessment

1. Proposal:

1.1 The applications propose:

- The construction of a basement (Dimensions: 4.1m (at its deepest) 36.6m wide and 12.2m long (at its furthest points)) beneath the footprint of the main dwelling. The proposed basement would provide approximately 380sqm of additional office accommodation (B1) comprising two studios, a storage room, bathrooms and switchroom.
- Two associated lightwells shall be created, one to the front (north west) elevation and the other to the rear (north east).
- The front lightwell (Dimensions: 3.7m (at its deepest) 9.9m wide and 1.8 long (at its furthest points)) would feature three door openings at basement level and be bounded at ground floor level by black metal railings.
- The rear lightwell (Dimensions: 3.7m (at its deepest) 6.3m wide and 4.5 long (at its furthest points)) would feature two window openings with one inset doorway and a stairwell, bounded at ground floor level by black metal railings.

1.2 The application has, since its initial submission, been revised including:

- Clarity and detail of submitted drawings

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Excavation
- Provision of office accommodation
- Adjacent residential amenity
- Transport
- Trees

2. Design:

2.1 The application site forms approximately 640qm, of which 520sqm is covered by the main building (including the recently implemented rear extension - 2011/4415/P). The remaining area is hard landscaping.

2.2 The proposal would provide a basement of approximately 380sqm, beneath the footprint of the main building, but not beneath the recently implemented rear extension.

2.3 In terms of external manifestations, the proposal seeks the construction of a lightwell to the front and rear elevation, both bounded by black metal railings at ground floor level. The newly created elevations at basement floor level would feature both windows and doors, aligning with the pattern and size of openings at upper floor level. Whilst this particular development has not been established at Nos.10, 12 or 14, it is considered the depth of the lightwells would not be readily visible from the public highway, particularly given its position behind surrounding boundary treatment and the height of the main building.

2.4 Within this context, the proposed basement floor level and associated lightwells, by virtue of their location, size and extent of external manifestations are considered moderate, subordinate and ancillary of the main building and site as a whole.

3. Excavation

3.1 The proposal would introduce a basement floor level, beneath the ground floor level of the main building at a depth of 4.1m. In addition, excavation would also take place within the front and rear site to provide lightwells to a depth of 3.7m.

3.2 The applicants have submitted a Basement Impact Assessment by Pinguet James Consulting

Engineers, owing the proposals seeking to excavation works beneath the main building and the front lightwell. A full BIA (stages 1-4) has been carried out by suitably qualified professionals. Such a level of investigation is considered appropriate given the nature of the proposals.

3.3 It has been concluded within the report submitted that in terms of groundwater, there is unlikely to be any significant impact on local hydrogeology, given the excavation will not extend beneath the water table. In respect of land stability matters it is concluded that the ground movements to nearby buildings as a result of the proposed works will be limited and would not present significant risk to any adjacent structures. Turning to surface flow and flooding, given its location beneath the footprint of the main building the proposal is unlikely to have any detrimental impact on the hydrogeology of the site. Whilst no on-site investigations took place in the form of borehole testing, it is considered that the level and nature of the information submitted is sufficient in terms to demonstrate that the proposals comply with policy DP27 (and others such as DP23) and would not cause significant harm to the built and natural environment and local amenity or result in flooding or ground instability.

4. Provision of office accommodation

4.1 Policy CS8 seeks to secure a strong economy. LDF policy DP13 (h) states that the Council will support the provision of commercial units, such as office accommodation, provided they do not result in the loss of any permanent residential units. The proposal in this instance is considered acceptable.

5. Amenity

5.1 Given the scope and nature of the development at basement floor level, the proposal would not exert a materially harmful impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

5.1 Class B1 includes a wide variety of uses including offices (other than those that fall within A2) and research and development of products and processes. It would ordinarily be possible to change between B1 uses and B8 (Storage or distribution) uses without the need for planning permission. Such other class B8 uses could generate different impacts on the local residential area. For example, more concentrated traffic generation and noise disturbance for the local area could be associated with a distribution site. Given the nature and character of the area, the use shall be restricted as B1 use through the use of a planning condition. This would allow the Council to manage any potential impacts associated with this particular B1 use.

6. Transport

6.1 Having inspected the site recently and in mind of the outstanding enforcement enquiry (EN13/0680) it is noted a significant amount of excavation has already taken place. The applicant asserts that 2.6m has been excavated for underpinning purposes related to an implemented permission (2011/4415/P). Given the remaining construction/excavation works required, it is anticipated the proposal would generate low level traffic generation; therefore a Construction Management Plan is not needed in this instance.

7. Trees

7.1 There are no significant trees on site or in adjacent properties and the proposal will not result in any significant loss of soft landscaping.

8. Other Material Considerations

8.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

8.2 To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the adjacent site, a condition shall be attached to any consent requiring a written Preliminary Risk Assessment (PRA) and scheme of investigation to be submitted and approved by the local planning authority.

8.3 To protect future occupiers of the development from the possible presence of ground

contamination arising in connection with the previous industrial/storage use of the site, a condition shall be attached requiring an appropriate written Preliminary Risk Assessment (PRA) and scheme of investigation.

9. Community Infrastructure Levy (CIL)

9.1 The proposal will be liable for the Mayor of London's CIL Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £19,000 (380sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

Recommendation: Grant Planning Permission subject to conditions