

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/08/2013</b>
		N/A	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Angela Ryan			2013/3639/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
5 Betterton Street London WC2H 9BP			Refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details of conditions 4 (bicycle storage) and 5 (lightwell glazing) of planning permission 2013/0603/P dated 23/04/2013 for the Use of the basement and ground floors for flexible retail (Class A1) or financial and professional services (Class A2) or for continued business use (Class B1) and change of use of the first, second and third floors from Office (B1a) to residential (Class C3) use comprising 1x studio unit and 1x2bed unit, external alterations to include alterations to the existing shopfront and refurbishment of the rear courtyard.				
<b>Recommendation(s):</b>		Discharge conditions (4) and (5)		
<b>Application Type:</b>		Approval of Details		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
			No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>	N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## **Site Description**

The site comprises a four storey plus basement building located on the south side of Betterton Street. It lies within a terrace of similar type buildings. The area is characterised by a mixture of uses (retail, warehouse, office and residential). The site adjoins a wine merchant immediately to its west, and to the east is a ground floor dry cleaners with residential use located on the upper floors.

The site is currently vacant and was last used for offices.

The site is not listed but lies within the Seven Dials Conservation Area and is identified as making a positive contribution.

## **Relevant History**

23/04/2013- Permission granted for the Use of the basement and ground floors for flexible retail (Class A1) or financial and professional services (Class A2) or for continued business use (Class B1) and change of use of the first, second and third floors from Office (B1a) to residential (Class C3) use comprising 1x studio unit and 1x2bed unit, external alterations to include alterations to the existing shopfront and refurbishment of the rear courtyard. (Ref: 2013/0603/P)

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy:**

- CS5 (Managing the impact of growth and development)
- CS11 (Promoting sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage)

#### **Development policies**

- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)

#### **Camden Planning Guidance 2011:**

**CPG4: Basement and lightwells**

**CPG7: Transport- Chapter 9**

**Seven Dials Estate Conservation Area Statement 1998**

**London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

The application seeks to discharge conditions 4 (bicycle storage) and 5 (lightwell glazing) of planning permission 2013/0603/P dated 23/04/2013 for the Use of the basement and ground floors for flexible retail (Class A1) or financial and professional services (Class A2) or for continued business use (Class B1) and change of use of the first, second and third floors from Office (B1a) to residential (Class C3) use comprising 1x studio unit and 1x2bed unit, external alterations to include alterations to the existing shopfront and refurbishment of the rear courtyard.

During the course of the application the scheme has been revised to:

- Omit the Cyclehoop semi vertical cycle racks originally proposed; and
- Provide a non-slip surface on the lightwell cover proposed on the front elevation.

**Condition 4:** required details of a secure and covered storage area for eight cycles. Four Sheffield cycle stands have been provided to accommodate 8 bicycles. The stands are to be 0.8m high, and 7m wide and are to be of galvanised, powder coated, stainless steel finish. The cycle stands have been provided are in accordance with guidance in CPG7 and policy DP18 and as such are considered to be acceptable.

**Condition 5:** required details of the lightwell proposed adjacent to the public highway on Betterton Street, including the glass cover. It is proposed to install anti-slip toughened frosted laminated glazing. In terms of material for the non-slip cover it is proposed to utilise (Floorguard - Finish Code GGSRT 3) which will be affixed to the glass light-well cover, with a sandblast and clear shield finish which will provide the minimum requirement for non-slip surface (to co efficiency of 0.37), exceeding the requirements in both wet and dry conditions. As such the design of the lightwell is considered to be acceptable in this instance.

**Recommendation: Discharge conditions (4) and (5)**