

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/09/2004	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/08/04	
<b>Officer</b>				<b>Application Number(s)</b>			
Miss Kiran Chauhan				2004/2890/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44 St Paul's Crescent London NW1 9TN							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Amendments to planning permission dated 17/07/02 ( <i>Ref: PE9900331/R3 for the erection of a 2 storey building and extension and refurbishment to retained central building for studio/workshop use within Class B1. Erection of 4 three storey mixed work/live units and provision of parking, loading areas and landscaping</i> ) for alterations to the 4 three storey mixed work/live units in the form of a minor increase in the height of the buildings, increase the depth to the most eastern unit and an amended fenestration and mansard roof form.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site notice also displayed – no comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Camden Square CAAC were consulted but no comments received.					

## **Site Description**

Industrial site located to the south of Agar Grove with vehicular access from St Pauls Crescent. The proposal granted permission in 2002 is in the process of being implemented.

The Units to which this application relates are those at the south east part of the site. Units 1-3 are orientated to face north, and Unit 4 orientated to face east (refer to drawing SK/046/52/2).

The site lies within the Camden Square Conservation Area.

## **Relevant History**

The site has been in industrial use since the 1930's and there have been various permissions for individual buildings on the site.

17/7/2002 – PP granted for the erection of a 2 storey building and extension and refurbishment to retained central building for studio/workshop use within Class B1. Erection of 4 three storey mixed work/live units and provision of parking, loading areas and landscaping.

18/6/2004 – Application withdrawn for amendments to unit 1 and alterations to the fenestration to the front of units 2, 3 and 4.

Other applications also submitted over the course of the previous 2 years relating to the other buildings on the site.

## **Relevant policies**

EN1 General environmental protection and improvement

EN13 Design of new development

EN14 Setting of new development

EN19 Amenity for occupiers and neighbours

EN24 Roof alterations and extensions

EN31 Character and appearance of conservation areas

Camden Square CAS

SPG Sections 2.7 and 2.8

## **Assessment**

The application seeks amendments to the application granted permission in 2002 – and specifically relates to the 4 x 3 storey mixed live/work units. The 4 live/work units are referred to on the drawings as Units 1, 2, 3 and 4 respectively.

The amendments propose the following:

- The increase in the depth of Unit 1 (located adjoining the eastern boundary of the site) from 10m to 11.5m and increase of the height of the building from 8.1m to 8.7m
- Alterations to the mansard roof form
- The increase in terrace size at first floor level rear to extend up to the boundary
- Alterations to the front and rear fenestrations of Units 2, 3 and 4

## **Revision 1**

- The proposal has been revised to reduce the terrace size at first floor level rear through the introduction of a pitched roof (this replaces a kitchen area in the original approval)

## **Assessment**

There is some confusion over what was approved in the original drawings. Part of these plans show a mansard roof to unit 1 – refer to drawing SK/046/14 showing the front elevation. However, the rear elevation, on drawing SK/046/16, the mansard is not shown.

This appears to be an oversight at the time of determination. The applicant has confirmed that a mansard was always proposed, despite the plans not representing this information in full.

The amendments proposed here propose an amended mansard roof form in full. As the principle of the mansard has been clearly established and approved, the discrepancies on the plans will be ignored.

## **Mansard roof form**

The new front dormer windows on Unit 1 are considered acceptable by way of principle and detailed design. They are proposed below the ridge and the cheeks are sufficiently sized to avoid appearing overly bulky. They also relate well to the fenestration below, complying with SPG. The existing dormers on the front elevation have been amended to remove the triangular pediment. In their amended form, they take the design and form of the new dormers on Unit 1. The result are cleaner dormer windows more sympathetic and less fussy than those originally approved. Therefore, no objection is raised.

The rear elevation of the mansard introduces new roof lights which are small in scale. No objection is raised.

## **Increase in depth and height**

The proposed increase in depth is not considered to raise any design or amenity concerns to the properties along St Pauls Crescent. As there is a high southern wall which bounds the site, the additional height is unlikely to cause any loss of light to the occupiers of the housing estate to the rear. The occupiers of the dwellinghouses on St Pauls Crescent also lie at least 18m away and thereby are unlikely to be affected by this aspect of the proposals.

## **Terrace to first floor level**

The terrace has been reduced in size as referred to above through the introduction of a pitched roof to the most eastern side. No objection is raised as this amendment brings the terraced area in line with

the original approval (refer to drawings SK/048/11 and SK/046/53/2). It should be noted that there is a high southern boundary wall to the site to prevent overlooking into adjoining properties as referred to above.

### **Alterations to the fenestrations**

#### Front of Units 1-3

The drawings submitted detail the type and design of windows more thoroughly than those previously approved. The glazing pattern is consistent throughout and the windows on the ground and first floors line up with one another producing a more unified coherent appearance.

#### Rear of Units 1-3

No objection is raised to the rooflights as referred to earlier. The double openable doors and side lights at first floor level are considered acceptable. [Again, it should be noted that the originally approved drawings lacked detail in the type of fenestration proposed here – also, no further detail was requested by condition].

#### Front of Unit 4

The large window at ground floor level has been replaced with a set of french doors. The fenestration at first floor level has been reconfigured and 2 additional windows have been proposed. These amendments are considered acceptable.

### **Amenity**

The other proposed alterations are considered acceptable and no harm is caused through overlooking or loss of light.

**Recommendation: Grant.**

### **Disclaimer**

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