

Delegated Report	Analysis sheet	Expiry Date:	11/04/2013
	N/A / attached	Consultation Expiry Date:	21/3/13

Officer	Application Number(s)
Charles Thuaire	2013/0815/P

Application Address	Drawing Numbers
165 York Way London N7 9LN	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Insertion of glazed pavement light to front forecourt of retail unit

Recommendation(s):	Grant permission
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Application Type:	Full Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	Plus site notice expiring 13/3 and press advert expiring 21/3
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CAAC/Local groups* comments: <small>*Please Specify</small>	-
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Site Description

The application building is part of a terrace of three storey buildings with shopfronts at ground floor level and residential above. The basement and ground floor has a Laundrette, with ancillary storage at rear and a non-self contained maisonette at first and second floors above, which is only accessible through the shop. The laundrette is now closed and the whole site undergoing redevelopment following recent permission- see history below.

The buildings are stock brick with slate roofs and have stucco decoration at first and second floor. The terrace including nos. 155-179 (odd) are identified as making a positive contribution to the Camden Square Conservation Area and the site lies within Brecknock Road Neighbourhood Shopping Centre

Relevant History

16.2.09- 2008/2435/P - pp granted for Demolition of ground floor rear wing of laundrette and erection of new basement and two storey dwelling house with rear entrance from Camden Mews and internal courtyards; conversion of first and second floor maisonette to 2 x 1-bedroom self contained flats and alterations to shopfront to include new residential entrance to upper floors.

13.6.11- 2011/1606/P – pp granted for Amendments to planning permission 2008/2435/P, dated 16/02/2009 (for the demolition of ground floor rear wing, erection of new basement and two storey dwelling house with rear entrance and internal courtyards; conversion of first and second floor maisonette to 2 x 1-bedroom self contained flats and alterations to shopfront) comprising access alterations, reconfiguration of ground floor level, additional roof terrace at first floor level and associated alterations all to rear dwelling house.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

DP12 - Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP16 – The transport implications of development

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

Camden Planning Guidance

Camden Square Conservation Area Appraisal and Management Statement

Assessment

The approved retail unit is being reconfigured internally with a staircase to access the basement. In order to improve daylight penetration into the basement retail, it is proposed to instal a pavement light on the forecourt, comprising fritted (sand-blasted) glass with non-slip properties.

All shops along this parade have private forecourts, either in tarmac or with glass blocks to vaults below. They are 1.2m wide, while the public highway pavement is approx 2.25m wide. The proposed glass pavement light will be similar to others along these forecourts in terms of appearance and function; it will be sympathetic with the character of this parade and overall conservation area.

The pavement is wide enough (over 1.8m wide) to allow pedestrian movement in line with street design guidance and the glazed light at the same level as the existing forecourt and pavement will not cause any slip hazard or obstruction. It will also not affect access to the shop window or entrance.