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| Delegated Report | | Analysis sheet | | Expiry Date: | 01/04/2013 | | |
| | | N/A / attached | | Consultation Expiry Date: | 07/03/2013 | | |
| Officer | | | Application Number(s) | | | | |
| Hilary Cuddy | | | 2013/0632/P | | | | |
| Application Address | | | Drawing Numbers | | | | |
| Camden Eye 2 Kentish Town Road London NW1 9NX | | | Refer to decision notice | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Removal of a section of the inner pitch of roof to form roof terrace to Public House (Class A4). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 11 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | A site notice was displayed between 14/02/2013 and 07/03/2013. A press notice was displayed between 08/02/2013 and 01/02/2013. No responses were received. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | Camden Town CAAC-responded with no objection | | | | | |

Site Description

The application site refers to the Public House 'The Camden Eye' located on the corner of Kentish Town Road and Camden Road in Camden Town. The public house is a three storey corner property. Currently the public house is on the ground and first floors with storage space on the 2nd floor. The site is within the Camden Town Conservation Area and is identified as making a positive contribution to the area.

Relevant History

9300411- Alterations to the Camden Road elevation including the installation of a new entrance door as shown on drawing numbers 92365/8A and 92365/10B revised by letter dated 24 May 1993. Granted 11/06/1993.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

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

DP28 Noise and Vibration

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Camden Town Conservation Area Statement (2007)

Audit

Guidelines

Assessment

Proposal

The proposal relates to the removal of a section of the inner pitch of the roof in order to form a roof terrace on the third floor within the existing roof space. The terrace is proposed to be used as a dining and outside space for the public house.

Assessment

Design

CPG 1 states that *'The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property'*.

In addition the Camden Town Conservation Area Statement states that; *'The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable'*.

The new floor space on the third floor would have a footprint of approximately 37m² and would sit in between the existing pitched roof, once the inner pitch had been cut back. The roof terrace has been designed so that there is no change to the façade of the building, the front and side elevations will remain unchanged. The addition of a roof terrace, due to its location would not fundamentally change or harm the historic character of the roof of the host building or the character of the wider roofscape and conservation area. The proposal is therefore considered acceptable in design terms, complying with Camden's Planning Guidance and DP24 and DP25 of the LDF.

Amenity

The public house is located on Britannia Junction, a busy central area of Camden Town. There is a mix of residential and commercial properties in the area, although commercial properties dominate. The location of the terrace in the inner ridge of the roof limits the opportunity for overlooking. There is a small gap to the North which looks towards Camden High Street; however the neighbouring property has no windows on the side elevation. In addition the majority of properties on Camden High Street are commercial.

The proposed terrace will not result in loss of sunlight/daylight for neighbouring occupiers. There are no concerns regarding amenity relating to the proposal.

It is not expected that the terrace will cause a harmful increase in noise due to its location on the roof and in a busy commercial area where noise pollution is already experienced.

It is considered that the proposal broadly complies with DP26 of the LDF and CPG 6.

Recommendation: Grant Planning Permission