

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>08/03/2013</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	N/a
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Rose			2013/0780/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Twyman House 31 - 39 Camden Road London NW1 9LR			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>				
Variation of condition 23 of planning permission granted on 22/09/11 (Ref: 2011/2072/P for the redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House), namely to replace 49.75m with 50.35m.				
<b>Recommendation(s):</b>		Approve details		
<b>Application Type:</b>		Non Material Amendments		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/a					

## Site Description

The irregularly shaped application site occupies an area of approximately 0.35 hectares and is located immediately north of the Regent's Canal at its junction with Camden Road, and has two main frontages, one on the canal towpath and one facing Camden Road. The site has two pedestrian accesses on its northern boundary to Bonny Street. The site is currently occupied by a number of commercial buildings which date back to the 1950s and 1960s, the largest being Twyman House which is six storeys and fronts Camden Road on the site's eastern boundary. An open delivery yard/parking area associated with Twyman House occupies the centre of the site and approximately a third of the canal frontage abutting the applicant site. The site forms part of the Regent's Canal Conservation Area.

## Relevant History

22/09/2011 Redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House. GRANTED ref: 2011/2072/P

16/07/2012 Details pursuant to condition 23 (revised height of Block B) of planning permission granted 22/09/11 subject to a s106 legal agreement (ref 2011/2072/P) for redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House. REFUSED 2012/2784/P

## Relevant policies

### 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

### Regents Canal Conservation Area Appraisal

## Assessment

**Proposal:** The application relates to variation of condition 23 (revised height of Block B). The condition states:

Condition 23 was incorrectly worded on the decision notice and made reference to the wrong building height of Block B. The condition states:

*“Notwithstanding the drawings hereby approved, not to commence any part of the development until such time as revised elevation and section drawings have been submitted to and approved in writing by the local planning authority securing the height of Block B at 49.75 metres (Above Ordinance Datum) being a 700mm reduction on existing height shown in the plans hereby approved.”*

Following recent discussions and agreement with applicants the application seeks to amend the wording of the condition so that it states the correct building height of 50.35m, rather than 49.75m. The new condition should read as follows:

*“Notwithstanding the drawings hereby approved, not to commence any part of the development until such time as revised elevation and section drawings have been submitted to and approved in writing by the local planning authority securing the height of Block B at 50.35 metres (Above Ordinance Datum) being a 700mm reduction on existing height shown in the plans hereby approved.”*

It is important to note that the height of the building will still be reduced by 700mm. The revised wording would accurately reflect the exact height of the approved buildings.

**Recommendation:**

Grant variation of Condition 23 of planning permission 2011/2072/P

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