

Delegated Report		Analysis sheet		Expiry Date:		09/12/2005	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		21.11.05	
Officer				Application Number(s)			
Charles Thuaire				2005/3051/P			
Application Address				Drawing Numbers			
Loot House 24-32 Kilburn High Road London NW6 5TF							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
	<i>S Waddell</i>		<i>Tim Coe</i>		09/12/05		
Proposal(s)							
Revision (incorporating addition of new 5th floor roof extension containing 10 additional bedrooms) to planning permission approved on 6th April 2005 (ref 2005/0291/P) for provision of basement carparking, a ground floor Class A1/B1 unit, and a 59 bedroom residential hostel with communal facilities on basement to 4th floors, remodelling of front and rear facades with new balconies on both, erection of 2nd to 4th floor rear extensions, and erection of a rear ground floor refuse store.							
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	50	No. of responses	02	No. of objections	02
Summary of consultation responses:		Objections from residents in both Camden and Brent to additional bedrooms, in addition to new hotel and hostels already approved and being built, and their impact on already overcrowded area with insufficient infrastructure, eg. doctors, dentists, schools etc.					
CAAC/Local groups* comments: *Please Specify							

Site Description

5 storey plus basement office building built in 1960's and currently vacant. Has a basement for 16 cars accessed via ramp from rear service road plus additional 2 on rear forecourt, and B1a offices on upper floors. Block is stepped back on upper floor levels so that ground floor has full site coverage, 1st floor is slightly setback and upper floors fully set back with very shallow floor plan only 7m deep. Its roofline is slightly lower than adjoining properties, a public house and a new block of flats above a library, and has a projecting lift/stair tower at the rear. Lies within Kilburn Major Centre.

Relevant History

1.11.04- pp subject to s106 for c/u to A1/B1 on unit on ground, 52 bedroom residential hostel on upper floors, plus basement parking/storage, erection of rear extension on 2nd and 3rd floors, and associated elevational alterations; s106 required hostel to be used as a hostel only and in accordance with management agreement for young professional people only, car-free housing, and town centre management contributions.

6.4.05- pp subject to deed of variation to above s106, for additional hostel rooms in 2nd-4th floor rear extensions and remodelled facades at front and rear

14.11.05- approval of details of elevations and materials on latter scheme

Relevant policies

RE1,2,5,6; EN1,3,13,19,21,24; TR1,2,17,22; HG5,8,15,22;

Assessment

This scheme is simply a variation of the previous approved schemes for a new hostel on upper floors with additional rear extensions and A1/B1 unit on ground, and is designed to increase the accommodation by a new roof storey to take account of the somewhat lower roof line as seen in conjunction with the adjoining higher library block at nos 12-22. The revision is for an additional storey at roof level to include 10 additional bedrooms for the hostel plus associated kitchen facilities, plus escape spiral staircase at the rear from roof level; the elevational changes to the front and rear facades reflect the revised façade design approved as details pursuant to condition 2 of the previous scheme.

- Additional 5th floor roof extension has been revised to be 12m deep, set back 1.5m from the approved front and rear facades to provide an additional 9 double bedrooms, 1 single bedroom, plus 2 kitchens and the existing lift motor room/stair tower. The extension will be clad in profiled zinc metal panels with a vertical face at both front and rear, and the existing lift/stair tower will be clad also in this. The principle of this extension is acceptable. Although a similar scheme for a roof extension was refused and dismissed on appeal for the nearby block nos 34-36 on the other side of the pub, it is considered that different circumstances apply here: Loot House is sandwiched between 2 higher buildings and appears unusually low and squat in the streetscene. Although its height is broadly similar to the pub's main parapet, it is 1m below the main face of the library block and a total of 2.5m below the rooftop glazed panels. The scheme as now revised has been designed to be set back behind the front face so that the roof storey matches the adjoining glazed panels in both plan and elevation. In the context of the adjoining block of nos 12-22, it is considered that an additional storey set back and in lightweight design would be acceptable and does not set a precedent for the other block at 34-36 which is at a corner position and more prominent location in the streetscene adjoining much lower buildings to the north. Details of precise elevational design and materials will be conditioned for approval.
- Light studies have been carried out which demonstrate that it will not cause serious additional loss of daylight or sunlight to adjoining properties or those behind. In particular it lines up with the rear façade of the now built block of flats next door at 12-22, while windows to the pub upper floors to the north serve non-habitable rooms. There will be no loss of privacy or outlook to 14-18 Springfield Lane behind, which has windows angled away for the rear façade, and which in any case are 19m away and thus over the UDP recommended min standard to protect privacy. Furthermore no objection can be raised to the use of the roofs at 5th floor level as amenity terraces although they are currently shown as accommodating plant.
- The internal layout is acceptable in terms of kitchen layout and facilities and bedroom size, to ensure that Env Health standards for HMO's are complied with, in particular that there is one set of kitchen facilities for a max of 5 people.
- Front and rear elevations have been revised, at the rear in terms of nos and size of windows and at the front to amend the previously glazed balconies by more solid ones following previous officers' concerns. These reflect the previous approval of details for the substantive scheme.
- The spiral staircase has been amended to a straight form directly adjoining the rear stair tower, which is better in bulk and design terms and creates less visual clutter than previously proposed. It is required for means of escape purposes and partially replaces an existing spiral staircase at lower levels.
- An additional 5 cycle spaces are recommended for the basement carpark to serve the additional residents; this will be dealt with by a condition, as imposed before, to provide details of cycle parking.

All other aspects of the approved layout and form remain the same, including the size of the commercial unit, and the intentions of the hostel use also remain as before. The additional hostel floorspace, accommodating an additional 19 residents, is unlikely to materially harm the surrounding residential area or its local services, in terms of its use and in comparison with the approved schemes. It should be noted that there are no UDP policies which seek to restrict expansion of residential accommodation on the basis of "overloading" local services, and there are no means of testing the impact of such uses on services and no mechanisms to ensure that appropriate compensation is made by the developers to enhance local social/medical/educational etc services. The only mechanism currently used via legal agreement is for educational contributions, which would not be relevant here as the proposal is for single people. It should be noted however that a town centre contribution is still to be made of £15,000 as previously required by the s106.

For information, the originally approved scheme was for 104 residents, and the later variation was for an additional 14 residents, totalling 118; this new extension is to increase the total to 137, which represents an increase of 30% of the original hostel scheme but only 15% of the later variation to this. It is suggested that an informative be added to advise that any further extensions entailing additional bedspaces would not be looked upon favourably by the Council.

Approval is recommended subject to a Deed of Variation to ensure that the previous s106 applies to this scheme