

Delegated Report		Analysis sheet		Expiry Date:		24/01/2013	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		02/01/2013	
Officer				Application Number(s)			
Angela Ryan				2012/6047/P			
Application Address				Drawing Numbers			
Camden Recycling Centre Regis Road London NW5 3EW				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to front elevation of the portal frame unit, comprising the installation of new windows, a door and ramped access.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
				No. Electronic	0		
Summary of consultation responses:		A site notice was displayed on 12/12/2012, expiring on 20/01/2013. No representations have been received as a result of the consultation process.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a single-storey double height structure located on the eastern side in the rear yard of Camden's recycling centre and car pound. The site is located on the north side of Regis Road. The site has a small frontage onto Regis Road with the majority of the site located to the rear of 'The Interchange', which consists of twelve industrial units fronting Regis Road. Regis Road is one of the few concentrations of industrial and warehousing uses within the Borough.

The site is not listed neither does it lie within a designated conservation area.

Relevant History

13/03/2003- Permission granted for the installation of renewable energy system including photo-voltaic cells, solar hot water panel and two wind turbines on the roof of a portacabin close to the entrance to the site.(Ref: PEX0000041)

22/11/2004- Permission granted for the erection of a three-storey office building in association with the existing recycling centre and car pound and various works to the recycling centre (involving the demolition of the majority of the existing portacabins) (Ref: 2004/3009/P)

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies:

DP13 (employment sites and premises)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP29(Improving Access)

Camden's Planning Guidance 2011:

CPG1: Design: chapters 1, 2, 4

CGG6: Amenity: chapter 9

London Plan 2011

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The application is a Council Owned Development and seeks to partially alter the front elevation of the building at ground floor level comprising the installation of 2 x new windows, a new door and a ramped access. The works are in connection with the proposed use of part of the ground floor area for office space, including an accessible toilet and shower room and will be used by the site operatives.

1.2 The space at ground floor level is currently being used for storage, and although the proposals constitute a partial change of use of from storage to office use, it is considered to be ancillary to the main use of the site as a recycling centre and therefore planning permission would not be required for this element of the scheme. As this part of the site is currently being used for storage it is considered that there would be no loss of employment generating floorspace.

1.3 The main issues to consider are:

- The impact on the character and appearance of the building and area in general; and
- The impact on amenity

2.0 impact on the character and appearance of the building and area in general:

2.1 The site is predominantly industrial in nature and is surrounded by large warehouse/industrial buildings located along the east side of Regis Road. The buildings along this part of Regis Road are of no particular architectural merit. The proposed works are to be confined within the existing building envelope and therefore would not affect the scale of the current building.

2.2 The existing structure has a ground floor and first floor mezzanine level enclosed in a double height structure which has been constructed of brick and steel cladding. There are three existing bays in the warehouse, one of which will be converted into office floorspace measuring approximately 31m² in area. Associated works will include a new lightweight rockpanel wall and the installation of a new UPVC door and two new UPVC windows on the front elevation of the building at ground floor level. The existing steel shutters will be retained at first floor level. The building is not visible from the street or from the wider public realm therefore it is considered that the proposals would not adversely affect the visual amenity of the streetscape or the aesthetic quality/industrial character of the existing building.

3.0 Amenity:

3.1 Given the nature of the area and development proposals the scheme would not give rise to amenity issues such as the loss of natural light, overlooking, loss of privacy or the loss of outlook.

3.2 The site currently has level access; however the internal floor level is to be raised to accommodate thermal resistance and flush drainage for the proposed shower room in order to comply with building regulations. The above would result in the creation of a stepped access, which will be mitigated by the proposed installation of a 3m ramp with a 1:13 gradient which is DDA compliant. As such this element of the scheme is considered to be appropriate in the circumstance.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st January 2013. For further information please click [here](#).