

Delegated Report		Analysis sheet		Expiry Date:		21/11/2012	
				Consultation Expiry Date:		08/11/2012	
Officer				Application Number(s)			
Craig Raybould				1. 2012/4631/P 2. 2012/5155/L			
Application Address				Drawing Numbers			
Flat A 157 St Pancras Way London NW1 0SY				Refer to draft decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. External alterations to include alterations to existing railings, installation of entrance gate and creation of iron landing and staircase to front lightwell of existing basement flat (Class C3); 2. External alterations to include alterations to existing railings, installation of entrance gate and creation of iron landing and staircase to front lightwell; and internal refurbishment of existing basement flat (Class C3).							
Recommendation(s):		1. Grant planning permission; 2. Grant listed building consent.					
Application Type:		1. Full Planning Permission; 2. Listed Building Consent.					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was placed in the Ham & High Newspaper from 18/10/2012 to 08/11/2012. A site notice was displayed from 05/10/2012 to 26/10/2012.					
CAAC/Local groups comments:		The Kentish Town CAAC were consulted on 03/10/2012. No comments have been received.					

Site Description

The site forms one of two Grade II listed terraced houses in a group of listed townhouses on St Pancras Way. Early C19. Stucco with rusticated ground floors. 3 storeys and basements. 2 windows each. Round-arched ground floor openings with keystones; No.159 currently boarded and bricked up. No.157 doorway with fluted quarter columns, fanlight.

The property is located within the Camden Broadway Conservation Area.

Relevant History

2005/2263/P & 2005/2265/L – Applications for planning permission and listed building consent were **granted on 22/12/2005** for the erection of a roof extension and internal alterations in connection with formation of a new self-contained flat (Class C3).

PEX0100127 & LEX0100492 – Applications for planning permission and listed building consent were **granted on 19/11/2001** for the erection of a roof extension.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

The London Plan (2011)

The National Planning Policy Framework (2012)

Camden Broadway Conservation Area Appraisal and Management Strategy (2009)

Camden Planning Guidance 2011

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

Assessment

Proposals

Planning permission and listed building consent is sought for alterations to the existing railings, installation of an entrance gate and the creation of an iron landing and staircase to front lightwell. A porch is to be created beneath the ground floor entrance bridge. Internally the property would be refurbished. The purpose of the proposals is to bring the derelict basement flat back into habitable use as a dwelling (Class C3).

The key considerations raised by the proposals are:

- Design;
- Amenity;
- Provision of homes.

Analysis

Design

The alterations to the exterior would allow the flat to have its own front door. The creation of steps in the front lightwell and associated alterations are common along the terrace of which it forms a part. The detailed design of the new gate matches the size, means of affixation and finial design of the existing railings and is considered acceptable. The proposed wrought iron landing, steps and balustrade are considered to be sympathetic to the frontage of the property and the wider terrace, would preserve and enhance the character and appearance of the CA and would not harm the special interest of the listed building.

Internally, the existing basement is in a particularly poor state of repair. At present it is uninhabitable and there is no evidence of any remaining features of special architectural or historic interest worthy of salvaging or retaining. Its refurbishment is welcomed and is considered acceptable in listed building terms.

The proposals comply with policies CS6, CS14, DP24 and DP25.

Amenity

The proposals do not give rise to any amenity concerns by way of overlooking, overshadowing, noise or general disturbance and comply with policies CS5 and DP26.

Provision of homes

The property is an existing basement flat, although owing to its very poor state of repair is currently vacant and considered to be uninhabitable. The proposals would bring the property back into a habitable condition and contribute towards making full use of the Borough's housing stock. This accords with policies CS6 and DP2.

Recommendations:

1. Grant planning permission;
2. Grant listed building consent.

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