

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/07/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Richard Black				2012/2784/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>							
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.							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/A					
<b>CAAC/Local groups* comments:</b>		N/A					
<b>Site Description</b>							
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.							
<b>Relevant History</b>							
2011/2072/P - 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 – 22/09/2011.

## 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 approval of details pursuant to condition 23 (revised 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.*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies."*

**Assessment:** The applicant has submitted plans which illustrate the datum points of the proposed Block B, having a maximum FFL (Finished Floor Level) of 49.762, which is 0.012 greater than that required in the detailed text of the condition (49.75).

In addition to this, the revised design (due to reduction in overall height) and resultant changes to the appearance of Block B is of concern. The sixth floor has been reduced from 4.0m to 3.2m in height. Any reduction in floor height should be evenly proportioned over all floors. The revised scheme results in a cramped upper floor and the officer report of 2011/2072/P made particular regard to this floor and the need for it to be perceivably taller than lower floors:

*"Objections also refer to the top floor of Block B as being too tall at 4m, with the additional metre (floors below are all 3m high) negatively drawing attention to the top floor. However, the greater width of windows at this level lightens the appearance of this upper floor, further reducing the sense of Block B's scale. As such, officers welcome the height and expression of this top floor. Moreover, during the course of the pre-app discussions, window openings on the north elevation (facing no.41 Camden Road) were removed to ensure that Blocks B would form part of the stepping terrace and not perceived as a 'tower' with windows on all sides. The scheme also creates a horizontal modulation through largely glazed ground and lower ground which defines the base of the blocks, regular vertical window openings providing middle floors, and a top floor 'loggia' representing the entablature (the part that rests on vertical columns below). These facades therefore comprise the essence of classical residential architecture and whilst positively referencing the more industrial buildings found along the canal, thereby successfully corresponding to the language of area. This architectural 'style' is current in London and has been successfully achieved by the architect in other high quality residential and mixed used schemes in the capital."*

The submitted sections are also not in accordance with the approved drawings of 2011/2072/P. The sections show windows sitting mostly flush with the facade, however, the approved plans illustrated recessed windows and the officer report makes note of these:

*"To avoid a unified mass, particularly along Camden Road, subtle differences are employed in the fenestration design. The differences include an irregular expression of window depth whereby some reveals are clearly visible and treated with ceramic tiles and Juliet balconies."*

Given the differences between that approved and the now proposed plans, it is considered that the proposed revisions/details fail to safeguard the appearance of the premises and the character of the immediate area.

**Recommendation:** Refuse approval of details.

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