

Delegated Report		Analysis sheet		Expiry Date:	19/01/2012
		N/A		Consultation Expiry Date:	29/12/2011
Officer			Application Number(s)		
Nicola Tulley			2011/4930/P		
Application Address			Drawing Numbers		
187 Camden High Street & 1A Parkway London NW1 7JY			3048-pl-2.01 revb; 3048-pl-2.02 revc; 3048-pl-2.03 revc; 3048-pl-2.05 revb; 3048-pl-2.06 revb.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Amendment to planning permission dated 28/02/08 (2007/4350/P) for change of use of the first to fourth floors of 187 Camden High Street from offices (Class B1) to residential and of 1a Parkway from offices (Class B1) and an existing residential maisonette, all to provide 6x self-contained residential flats, including the erection of a mansard roof over 1a Parkway to provide additional floorspace at third floor level namely, alterations to rooflights, lantern lights, changes to rear roofslope and internal layout.</p>					
Recommendation(s):		1) Approval with conditions 2) Deed of Variation			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed from 30/11/2011 to 21/12/2011. A publicity notice was published in the Ham & High on the 8 th December 2011.					
CAAC/Local groups* comments: *Please Specify	<p>Camden Town CAAC have raised objection to the proposals for the following reasons:</p> <ul style="list-style-type: none"> • The rooflights over bedrooms would be largely visible; the previous permission did not have rooflights in this visible position. The rooflights would have a detrimental impact on the character and appearance of this building, including prospects from ground level at Britannia Junction. • Any safety measures required for maintaining rooflights should not be visible. No safety measures i.e. guard rails have been included. • The new lantern over the corner of the roof needs the same consideration for visibility and maintenance. <p><u>Officer comments:</u> The two coxdome rooflights proposed over bedrooms 1 & 2 have been removed from the proposal. In addition, the alterations proposed to the central roof lantern have been reverted to the previous approved application 2007/4350/P. Details of the revised proposals are described in the assessment below.</p>					

Site Description

The subject site is a 4 storey (including roof conversion) and 3 storey building located on a prominent corner of Britannia Junction, fronting both Parkway and Camden High Street. The property is in the neo-Queen Anne style and is located within Camden conservation area; noted in the conservation area appraisal and management plan as an important historic junction of six roads. The subject site is not a listed building but is noted as a positive contributor in the conservation area.

Relevant History

187 Camden High Street & 1 Parkway

2007/4350: Full planning permission granted for, The change of use of the first to fourth floors of 187 Camden High Street from offices (Class B1) to residential and of 1a Parkway from offices (Class B1) and an existing residential maisonette, all to provide 6x self-contained residential flats, including the erection of a mansard roof over 1a Parkway to provide additional floorspace at third floor level.

2006/4575/P: Full Planning Permission granted for, Change of use of existing offices at first, second, third and fourth floor level (Use Class B1a) and maisonette at second and third floor levels (Use Class C3) to provide an enlarged maisonette and 4 additional self-contained flats (Use Class C3).

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Dp26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

Conservation Guidance

Camden Town Conservation Area Appraisal and Management Plan

Assessment

The proposal relates to alterations to planning approval reference 2007/4350. The works related to this reference commenced in July 2011 and thus the permission remains extant. The alterations proposed in the current application relate to: installation of six coxdome rooflights; five flat rooflights; one roof lantern; and internal alterations to the residential layout.

Amendments:

Initially the proposal included the following: 2x coxdome rooflights; rear section of roof turret to be removed and replaced with glazing; and a large central roof lantern, these have been removed from the proposal. In addition the applicant originally proposed the alteration of the internal layout to the second floor, with the inclusion of a second bedroom to flat 3. This was not included within the application form and therefore removed from the proposals.

Roof additions

The Conservation Area Appraisal and Management Plan notes the subject site as a focal point in long views to the north along Camden High Street and Kentish Town Road and east along Camden Road. The conservation area as existing retains many diverse historic rooflines which it is important to preserve. Camden Planning Guidance notes that rooflights should be proportioned to be significantly subordinate in size and number and should not conflict with other architectural roof elements.

The approved mansard roof extension (2007/4350/P) included the addition of 2x coxdome rooflights, the proposal would increase this by two. All four coxdome rooflights proposed on the approved mansard roof extension would be sited to the rear of the flat roof fronting Parkway and should not therefore be visible in long views from Camden High Street. A further 2x coxdome rooflights and 5x velux rooflights are proposed within the flat roof of 1 Parkway which would be visually obscured by the existing parapet and not visible from street-level.

The amended proposal would include the addition of a 1.5m x 1.5m roof lantern, to be sited within the rear corner of 1 Parkway. Although the proposed roof lantern would increase the proportion of glazing within this section of the roof, it would not adversely impact upon its character due to its location behind the sloping slate roof and parapet- thus it would not be visible from street level.

Alterations to internal layout

At first floor level, the internal arrangement of flat 1 would be altered by switching the approved 'bedroom 2' and lounge areas. This would provide an open lounge and kitchen area which would provide an improved internal layout. The internal alterations proposed to flat 1 would improve the stacking arrangement with regard to the flat above and therefore deemed acceptable.

At second floor level a fitted wardrobe would increase the floorspace of flat 4 and decrease the internal floorspace of flat three from 69.2m² to 66.5m². Although this internal alteration would result in the reduction of floorspace to flat 3 it remains above minimum standards within CPG2 'Housing' of 48m² for 2 persons.

No alteration is proposed to the internal floor layout at third and fourth floor levels.

Conclusion

The roofscape of Camden High Street is varied and has been altered significantly through roof extensions and alterations.

The proposed alterations and additions to this roof are considered acceptable, in view that the rooflights would not be visible from the streetscene and provide additional daylighting into habitable living accommodation. The proposed changes to the internal layout would improve circulation space in flat 1 and not impact upon residential amenities. The proposed amendments to planning reference 2007/4350/P are therefore deemed acceptable in relation to policies CS5; CS14; DP24; DP25; DP26 of Camden's LDF.

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th January 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>