

Delegated Report		Analysis sheet	Expiry Date:	07/02/2011
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/01/2011
Officer			Application Number(s)	
Anette de Klerk			2010/6290/P	
Application Address			Drawing Numbers	
20 - 21 Wolsey Mews London NW5 2DX			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a first floor side extension to an office building (Class B1).				
Recommendation(s):		Grant Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	1	No. of objections	1
			No. Electronic	0		
Summary of consultation responses:	<p>A site notice was displayed between 23/12/2010 – 13/01/2011. One letter of objection was received from a flat at 248 Kentish Town Road. The objections are summarised as follow:</p> <ul style="list-style-type: none"> - Noise pollution from construction will be detrimental to quality of life, health and livelihoods. <i>(An informative would be attached to any decision notice restricting the hours of construction and levels of noise. This is an issue that is controlled by the Council's Environmental Health Team.)</i> - Building works will let quality of air decline and as I'm experiencing respiratory problems I will suffer from any further depreciation in air quality. <i>((An informative would be attached to any decision notice restricting the hours of construction and levels of noise. This is an issue that is controlled by the Council's Environmental Health Team.)</i> - The building will obscure/decimate the view out of rear windows and will reduce the quality of sunlight we get in property. <i>(Paragraph 3.1)</i> - Wolsey Mews forms part of the walking route for children attending the nearby primary school and it will become dangerous for them if it were to become a building site. <i>(It is considered that due the scale and kind of development and the likely method of construction a Construction Management Plan (CMP) is not considered necessary in order to mitigate any adverse impacts. In addition any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.)</i> 					
CAAC/Local groups comments:	Bartholomew CAAC – No response received.					

Site Description

The application site relates to a part single part two storey office building (Class B1) located on the west side of Wolsey Mews. The site adjoins a five storey building to the north and a two storey building to the south. A three storey block of flats are located opposite the site on the corner of Islip Street and Wolsey Mews. To the rear lies a terrace fronting onto Kentish Town Road with commercial uses on ground floor with mix of commercial and residential on the upper floors. The site is located within the Bartholomew Estate conservation area and it is not listed.

Relevant History

4741: The erection of a single storey building for use as storage purposes ancillary to Sainsbury's. Granted 28/05/1957.

Relevant policies

LDF Core Strategy and Development Policies

Relevant Policies in Camden Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Relevant Policies in Camden Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Assessment

1. Proposal:

1.1 Planning permission is sought to erect an additional storey on top of the existing single storey office building to provide additional office space.

2. Design, Scale and Appearance:

- 2.1 Wolsey Mews is located between Islip Street and Gaisford Street at the rear of Kentish Town Road. The mews is generally characterised by two storey buildings in a variety of uses. The application site consist of a part two and part single storey building and adjoins a five storey building to the north and a single storey garage to the south. A three storey block of flats is located opposite the site.
- 2.2 The proposed extension will be located on top of the existing single storey part of the application building and will largely fill in the gap between the application site and the two storey buildings along the western side of Wolsey Mews. The proposed extension will extend to the same height as the two storey part of the application building.
- 2.3 The scale and design of the first floor extension are well-conceived in relation to the context of the street with the overall roof height not much higher than the existing surrounding buildings. The additional storey will be visible in long views from Islip Street, however, this is not considered to be out of scale with the host building or context, or otherwise harmful to the streetscene given the height of the adjoining 5 storey building to the north and 3 storey block of flats opposite.. The use of a bricks and windows to match the existing work appropriately with the character of the building.
- 2.4 In terms of design, materials, scale and proportions, the proposed development is considered satisfactory. It is therefore considered that the proposed development would not have a detrimental visual impact on the appearance of the building or the surrounding conservation area.

3. Amenity:

- 3.1 A single storey garage adjoins the site to the south and has an access way along the boundary with the application site. The property adjoining the site to the rear, No 246-248 Kentish Town Road contains a bank (Class A2) on the ground and first floors with residential units on the second and third floors. The rear building line of the proposed extension will be approximately 8m away from the rear elevation of the property along No 246-248 Kentish Town Road and no windows are proposed to the rear elevation of the extension. Given the location and scale of the proposed development at first floor level, it is not considered to lead to a harmful loss of light to any of the adjoining buildings nor would it result in any overlooking to nearby residential properties.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th February 2011. For further information see

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