

Delegated Report		Analysis sheet		Expiry Date:		07/10/2010	
		N/A / attached		Consultation Expiry Date:		21/09/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/4102/P 2010/4111/L			
Application Address				Drawing Numbers			
The Roundhouse Theatre Chalk Farm Road London NW1 8EH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to entrance of ground floor cafe (Class D2). Alterations to entrance and associated internal alterations and additions to Grade II* Listed Building (Class D2).							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	50	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		50 adjoining occupiers were notified and a site notice displayed from 17/08/2010. No responses were received.					
CAAC/Local group comments:		English Heritage agreed flexible authorisation. Regents Canal CAAC were notified, but did not comment.					
Site Description							
<p>The Roundhouse is a large, circular building on the south side of Chalk Farm Road formerly used for railway purposes. The building is Grade II* listed and dates from the mid-19th Century, forming a prominent local landmark. Chalk Farm Road forms the northern boundary to the site which is demarcated by a Grade II listed wall. The site is located partly within the Regents Canal Conservation Area.</p> <p>This application is for works to the Roundhouse café which is located at ground floor level within the contemporary extension to the NW of the building.</p>							

Relevant History

PEX0200484 Use of the undercroft (ground floor) of the Roundhouse building as a 'Creative Centre' and external alterations to the Roundhouse building plus the erection of a three-storey extension to the west side of the building comprising support facilities, café, bar and corporate hospitality plus the use of the adjoining land as a private open space; a service road; parking for 15 cars of which seven are dedicated for disabled badge holders) and the siting of six temporary storage containers (for a maximum period of four years). Granted Subject to a S106 06/01/2006

LEX0200491 Internal and external alterations to the Roundhouse building plus the erection of a three storey side extension. Granted Subject to a S106 06/01/2006

Relevant policies

Camden Replacement Unitary Development Plan 2006

B6 Listed buildings

B7 Conservation areas

Camden Planning Guidance

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

CS14 promoting high quality places and conserving our heritage

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Assessment

The proposed works relate to the Roundhouse café which is located at ground floor level within the contemporary extension to the NW of the building. The main issues are the effect of the proposals on the special interest of the building and on the conservation area.

Internal alterations

Some modifications are proposed which are wholly within the contemporary section of the building. It was agreed with English Heritage that these did not require Listed Building Consent as they did not impact upon the special interest of the listed building.

Minor alterations are proposed for the main wall of the extension that is clearly visible from within the drum of the listed building. These consist of the following:

- Blocking up of an opening within the modern concrete wall, immediately adjacent to the main entrance. The infill panel will be setback slightly from the face of the wall, with a circular window so as to retain views into the café from the entrance. As the surrounding wall is pre-fabricated concrete panels, the infill section will be rendered so as to form a distinction with the surrounding fabric. There is already a freestanding screen permanently erected in this position

due to strong draughts through the front door. The proposed works are not considered to harm the appearance of either the contemporary extension or the listed building.

- A new floor to ceiling timber louvred panel in front of the existing entrance to the café, with a new pocket wall and door beyond it, in line with the modern wall of the extension and a new wall at 90 degrees to it. This is not considered contentious.

External alterations

It is proposed to form a new main entrance to the café from Chalk Farm Road so as to give it more presence from the street. The new entrance will be formed through an existing fire escape which currently has a pair of plain glazed doors set within a render surround, with security lighting and a mesh fence above. These doors are to be replaced with contemporary styled timber units set within surrounding timber cladding (satin lacquered flat panels). Three new projecting spotlights are proposed for above the door, as well as a menu board to one side. The proposed works are considered to enhance this utilitarian section of the building and in design terms will be more in keeping with the main elevation of the contemporary extension. The new entrance is not considered to harm the appearance of either the contemporary extension, the listed building or the conservation area.

Recommendation:

Grant Planning Permission

Grant Listed Building Consent

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