

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>06/09/2010</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	26/08/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Rob Willis			2010/3895/P 2010/3904/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
4C Prowse Place London NW1 9PH			See 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>					
Addition of polycarbonate roofing to rear of existing warehouse (Class B8) to create an enclosed extension.					
<b>Recommendation(s):</b>		Grant Planning Permission and Listed Building Consent			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses No. Electronic	03 02	No. of objections	03
Summary of consultation responses:	<p><b>15 Ivor Street</b>  Objection to the proposals:</p> <ul style="list-style-type: none"> <li>The supporting steel structure was erected without the required planning consents;</li> <li>There is not provision for drainage, and so rainwater affects the wall of no.16 Ivor Street;</li> <li>Concerns relating to the use of the area as a smoking area.</li> </ul> <p><b>16 Ivor Street</b>  Objection to the proposals:</p> <ul style="list-style-type: none"> <li>The supporting steel structure was erected without the required planning consents;</li> <li>No party wall agreement has been sought to allow to installation of the structure, which is supported by the boundary wall dividing no16 Ivor Street from the application premises;</li> <li>The structure has provided a sheltered smoking area for staff;</li> <li>The proposed structure is an inappropriate addition to a Listed Building and will obscure a pleasantly designed glazed wall within the arch and reduce the natural light available to people working inside the building</li> <li>The structure would be visible from the rear of properties along Ivor street</li> <li>No reference is made as to how surface water will be disposed of – which means it will continue to drain down the party wall, as it does at present, and into my garden which will further weaken an old garden wall.</li> <li>The plans/drawings do not indicate how this structure will be supported: the existing boundary wall, which is an unstable structure. The proposed roof could, in time, lead to the collapse of the wall</li> </ul> <p><b>Councillor Naylor, ward councillor for Camden Town with Primrose Hill</b></p> <ul style="list-style-type: none"> <li>The site and current structure are clearly visible from many of the houses on the south side of Ivor Street;</li> <li>The site is currently used as a smoking area – the appropriateness of such a use in a ‘conservatory’ is questionable;</li> <li>No rainfall management arrangements are apparent, and so any rainfall could further damage existing supporting wall</li> <li>The rear exit from the business premises is identified as an escape route: any enclosure of the space as a ‘conservatory’ would obviate this.</li> </ul> <p><i>A number of comments have been received regarding the different deadlines for the submission of consultation responses that appear on the letters sent to neighbouring properties and the Camden website. This is because the website identifies the date <u>all consultations responses</u> expire rather than just adjoining occupier notification letters. In practise, this means that neighbours have had more time to respond than is set out in the letters that they have received. The Council has met the requirements for the duration and extent of consultation on this planning application.</i></p>					
CAAC/Local groups* comments: *Please Specify	No comments received					
Site Description						
<p>The application relates to the rear courtyard of a commercial unit that is located within a railway arch adjacent to Camden Road Overground station. The railway line is listed by virtue of being attached to Camden Road Station, which is grade II listed.</p> <p>The premises is used as offices (B1) and storage (B8).</p> <p>The courtyard backs on the rear garden wall of no. 16 and 17 Ivor Street, and is located within the Jeffrey's Street Conservation Area.</p>						

## Relevant History

### 2/4, Prowse Place

3833: Planning permission granted on 15-08-1967 for a change of use from warehouse to Light Industry at 2/4, Prowse Place, Camden.

TP101837/12870: Planning permission granted on 20-10-1961 for the erection of a two-storey building for use as a warehouse on the sites of Nos. 2 and 4 Prowse Place, St. Pancras.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed buildings

B7 – Conservation areas

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

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

## Assessment

Consent is sought to cover a small rear courtyard between the rear wall to 4C Prowse Place and the boundary wall with nos. 16 and 17 Ivor Street, in order to improve security of the rear of the premises. The proposed roof would be located beneath an existing railway arch, and would comprise polycarbonate roofing braced over steel supports. These steel supports have already been installed.

Listed building consent has also been applied for because the railway line is listed by virtue of being attached to Camden Road Station which is grade II listed.

The main considerations for this assessment are impact on amenity, impact on the listed structure, and on the wider character and appearance of the conservation area. This assessment also addresses objections received in relation to structural, fire safety and party wall issues.

### Impact on amenity

It is necessary to assess the impact of the proposed new roof on visual amenity. The proposed new roof would not be visible from the public realm, but would be visible from the upper rear windows of a number of properties along Ivor Street, in particular numbers 15-19.

No.4C Prowse Place is a commercial premises, and as such, it can be expected that development of a more commercial character would take place, subject to potential impacts on surrounding amenity. The proposals have been scaled down and amended so that the northern end of the proposed steel supports and roof covering would be level with the existing wall that forms the boundary with nos. 16 and 17 Ivor Street, the polycarbonate roofing would be grey (rather than the original white), and a rainwater gutter will be provided within the site. It is considered that as a result of these changes, the proposed roof would not have an unacceptable impact on visual amenity.

Whilst concerns have been raised that the proposed roof would provide a smoking shelter for staff at the application premises, the application that has been submitted does not seek the use of the area as a smoking area, but rather that the proposed roof cover is intended to improve the security to the rear of the premises. Officers acknowledge the concerns of residents regarding the use of the area concerned as a smoking area, however there is nothing within the planning application documents to suggest that the area would be used as such, and in any case it is not considered possible, in planning terms, to control the incidental use of the area for smoking. Smoking associated with the workplace is subject to separate Environmental Health legislation.

The proposed roof covering would also reduce views from the courtyard area into rear windows along Ivor Street. The application would therefore be considered to be acceptable under UDP Policy SD6.

**Impact on the listed structure.**

The steel supports have been minimally fixed to the railway arch with no impact to the overall fabric. Due to the size, location and proximity of the polycarbonate roofing it will have no impact on the special architectural or historic interest of the Railway Station or associated line.

In this regard the works would not impact on the special interest of the listed structure, in compliance with policy B6.

**Character and appearance**

The polycarbonate roof will not impact on the character and appearance of the Jeffrey's Street Conservation Area. It is concealed from public view behind the terrace houses on the south side of Ivor Street and the railway line itself. Moreover the roof would conceal a narrow courtyard and only be just visible above the rear garden wall of the neighbouring properties due to the height and shallow pitch of the roof.

In this regard the works are not considered to impact on the character and appearance of the area and are considered satisfactory from a design point of view in line with policies B1 and B7.

**Structural, fire safety and party wall issues**

Objectors to the planning application have expressed concerns regarding structural issues relating to the ability of the boundary wall to support to proposed roof, a failure to secure a party wall agreement, and to safety in relation to the use of the rear of the premises as a fire escape for staff. These issues are not considered within the scope of planning control. An informative to the Decision Notice for this application will highlight the need for the applicant to ensure that the proposed works comply with building regulations (regarding the stability of the structural wall and means of fire escape), and recommending that an appropriate agreement is made under the Party Wall Act before any further works are carried out (the impact of the proposals on the rear garden party wall is a civil dispute which should be resolved via the Party Wall Act).

**Conclusion**

The application is considered to be acceptable in planning terms in terms of impacts on amenity, a listed structure and the character and appearance of the building and conservation area.

Recommend approval.

**DISCLAIMER**

**Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see**

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