

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/07/2010	
		N/A		<b>Consultation Expiry Date:</b>		07/07/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2010/2897/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 - 16 Cromer Street London WC1H 8LH				Please refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Renewal of planning permission granted on 03/08/2005 (Planning application ref: 2005/2342/P) for the erection of a single storey roof extension to accommodate offices (Class B1).							
<b>Recommendation:</b>		Grant Planning Permission					
<b>Application Type:</b>		Renewal of Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	59	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		No response has been received.					
<b>CAAC/Local groups comments:</b>		N/A					
<b>Site Description</b>							
The application site is a three storey brick building to the north of Cromer Street, close to the junction with Grays Inn Road. The site is currently in Commercial Office use (Class B1). The site is not a listed building and the application site is not located within a conservation area.							
<b>Relevant History</b>							
2005/2342/P: The erection of a single storey roof extension to accommodate offices <b>Granted</b> 03/08/2005 – Expires 03/08/2010							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b> SD6 – Amenity for occupiers and neighbours B1 – General design principles B3 – Alterations and extensions  <b>Camden Planning Guidance 2006</b>							

## **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.*

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

## **Assessment**

### **Proposal**

The above application was validated on 01/06/2010 and seeks to extend the time limit for implementing the planning permission granted on 03/08/2005. The planning permission expires on 3<sup>rd</sup> August 2010; the development has not yet commenced on site at the time of the site visit and at the date the application was validated by the Council prior to this date. The proposal would extend the implementation period for the approved roof addition until July 2013.

Exactly the same information and drawings that were granted planning permission form part of this application. No amendments are being proposed.

### **Assessment**

The proposal seeks to add a predominately glazed flat roof addition which is proposed to sit behind the existing raised parapet. The extension is to sit 0.7m back from the front elevation and 0.4m back from side elevations.

In terms of policy context, since 2005 the Council's Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG) were replaced in 2006. The relevant policies in the adopted 'Camden Replacement Unitary Development Plan' (2006) and planning guidance notes in the adopted 'Camden Planning Guidance' (2006) are not considered to be materially different to warrant an alternative recommendation. The essences of the present RUDP design/conservation policies have not significantly changed from the previous UDP ones in their objective; neither do these policies differ in their importance or weight.

The area in which the application is sited is not considered to have materially altered since the previous planning permission was granted. The neighbouring properties are characterised by buildings of various styles and heights. The scheme to be renewed remains identical to the same as that originally approved in 2005 and given that the policy objectives have not changed, the renewal of planning permission is considered satisfactory in terms of design, material and execution and is therefore in compliance with RUDP policies B1, and B3, and associated guidelines.

It is considered that the proposal would not have an adverse impact on the appearance of the existing building and the wider area and complies with policies B1 and B3, of the adopted UDP.

It is not considered that the situations in terms of amenity and the neighbouring property has changed since the previous application was granted permission in 2005. The proposal would not raise additional amenity issues in terms of loss of daylight, sunlight, outlook or privacy to neighbouring properties and complies with policy SD6 of the adopted UDP.

**Recommendation-** Grant renewal of Planning Permission.

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