

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/07/2010
		N/A / attached	Consultation Expiry Date:	13/07/2010
Officer			Application Number(s)	
Anette de Klerk			2010/2962/P	
Application Address			Drawing Numbers	
4 Royal College Street London NW1 0TU			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of two dormer windows to side (south) elevation and one rooflight to inward facing roofslope to provide ancillary staff accommodation in loft space of veterinary college (Class D1).				
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	4	No. of responses	0	No. of objections	0
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed between 16/06/2010 – 07/07/2010. No response was received.					
CAAC/Local groups comments:	Kings Cross CAAC – raised the following objections: <ul style="list-style-type: none">- The new roof window so near an existing dormer window looks very unsatisfactory. Why not extend the existing dormer? (<i>Paragraph 3.1</i>)- The roof would remain an integrated whole rather than an ad hoc addition. (<i>Paragraphs 3.1 and 3.2</i>)					

Site Description

The Beaumont Sainsbury Animal Hospital forms part of the Royal Veterinary College's Camden Campus and is located on the eastern side of Royal College Road. The application site contains a three storey plus basement, red brick 1930's building similar in appearance to other buildings on the campus.

The site is bounded to the south by Hobday building (part of the Royal Veterinary Hospital), to the north by three to four storey residential buildings and to the east by light industrial warehouses. A four storey block of flats are located on the opposite side of the road.

The building is not listed. The site is within the Kings Cross St Pancras Conservation Area.

Relevant History

2009/2137/P: Additions and alterations including a roof enclosure over internal (southern) courtyard and erection of a first floor free-standing 'pod' on columns to create ancillary cafe and library accommodation in connection with the use of the site as a Veterinary College (Class D1). Granted 26/06/2009.

Relevant policies

Replacement Unitary Development Plan 2006

- B1 – General design principles
- B3 – Alterations and extensions
- B7 – Conservation areas
- SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

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.

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 convert existing loft space at the Beaumont Sainsbury Animal Hospital into ancillary accommodation for veterinary staff. This will entail the installation of two dormer windows to the side (south) roofslope and one rooflight to inward facing roofslope (facing north).
- 1.2 The material considerations are the acceptability of the increase in D1 floorspace in land use policy terms and the implications of the increase and external alterations on amenity, the character and appearance of the building and the surrounding conservation area

Assessment:

2. Land Use:

- 2.1 The proposal entails the an increase in D1 floorspace of 65sqm, comprising existing loft space to provide two bedrooms, a bathroom and living room with a small kitchen. The application site forms part of the Royal Veterinary College's Camden Campus (Class D1 use) and it is proposed to provide temporary accommodation for on-call staff that are required to stay at the hospital overnight or who are on long shifts. The proposed accommodation will be ancillary to the lawful (Class D1 - Non residential) use of the building and would not be a separate independent Class C3 dwelling house. It is therefore considered to be appropriate in land use terms. A condition will be added denoting the floor area will only be used for purposes associated with the veterinary college and no other purpose.

3. Design, Scale and Appearance:

- 3.1 The conversion of the existing loft space into ancillary residential accommodation will require the installation of two dormer windows to the southern (side) roof slope and a rooflight to the north inward facing section of this part of the roof. The small rooflight will not be visible form the public realm and will be unobtrusively located in an inward facing rear roof slope. The proposed dormer windows have been designed to be in keeping with existing dormer windows on the rear elevation of the building and those of the adjacent Bobday building. The dormer windows will match the existing with timber frames and infill panels on the front and tile clad cheeks. In addition, the proposed dormers will have generous clearance from the roof ridge above, the eaves below and the side of the roof, all in accordance with CPG 2006.
- 3.2 The location of the dormer windows to the side (south) elevation will allow the dormers to be visible from the surroundings, however this is not considered to be detrimental to the character and appearance of the building or surrounding conservation area given its appropriate scale, detailed design and the visibility of similar roof alterations on neighbouring buildings. The proposed development complies with UDP policy and CPG advice on roof alterations and is considered to be

acceptable in terms of design, materials, scale and proportions. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the host building or the conservation area.

4. Amenity:

4.1 The proposed dormer windows will look out onto the Hobday Building which forms part of the Veterinary College and will not face any residential properties. The size of the dormers is not large enough to overshadow the application or neighbouring properties. The proposed development is unlikely to have an adverse impact on the amenities of the adjoining or neighbouring properties in terms of in terms of loss of light, outlook or privacy. It would therefore be consistent with the requirements of policy SD6.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th July 2010. For further information see

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