

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 07<sup>th</sup> June 2010. For further information see

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

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/06/2010</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>07/05/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2010/1781/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Hillway Garage Hillway London N6 6QB				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(s)</b>							
Alterations including the replacement of the roof, creation of window openings and door opening to ancillary storage building on the north west side of the commercial premises site.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		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	<b>04</b>	No. of responses	<b>03</b>	No. of objections	<b>02</b>
				No. electronic	<b>01</b>		

<p><b>Summary of consultation responses:</b></p>	<p>A site notice was erected on the 16/04/2010. One neighbour at 23a Swain's Lane and one at 3 Hillway objected to the proposals. Comments were also received from a resident at 28 Swain's Lane. The objections are summarised below:</p> <ul style="list-style-type: none"> <li>- Don't understand the plans as they do not appear to accurately show the site. The roof to the rear of 23a Swain's Lane has a sharp pitch and light to neighbouring properties would be affected if the pitch was changed and the lights will cause disturbance. <i>(OFFICER NOTE: the building to the rear of the 23a Swain's Lane is the main garage building, the application relates to a smaller ancillary storage building that is located to the north of the main building. No changes are proposed to the main building to the rear of 23a Swain's lane)</i></li> <li>- Materials appear to be standard and are ok if they are used as indicated on the plans.</li> <li>- The windows on the north and south elevation appear fairly small. Does the position imply the demolition of the existing building and is permission needed for this? <i>(OFFICER NOTE: The application has been made for alterations to the existing building. Demolition is not referred to and if it was then Conservation Area Consent may be required)</i></li> <li>- Essential that the height shown on the plans will be respected.</li> <li>- Concerned about change of use as it would be unacceptable if B2 use proposed. <i>(OFFICER NOTE: No change of use is proposed as part of this application)</i></li> <li>- Concerned about the two mature trees nearby and they need to be protected <i>(OFFICER NOTE: A condition is proposed highlighting that the trees need to be protected).</i></li> </ul>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p><u>Holly Lodge CAAC: Comment</u></p> <ul style="list-style-type: none"> <li>- All neighbours including residents of the flats in Swain's Lane must be consulted and their comments taken into account.</li> </ul> <p><u>Swain's Lane Resident's and Neighbourhood Watch Association: Objection withdrawn</u></p> <ul style="list-style-type: none"> <li>- The SLR&amp;NHWA had originally raised objections to the proposals, but withdrew then when they realised the works related to the rear storage shed rather than to the main building.</li> </ul>

## Site Description

The site is located at the foot of the Hillway on the west side by the main entrance to the Holly Lodge estate.

The site is in commercial use and consists of two parts:

- A main building abuts the rear of the terrace on Swain's Lane and has frontages onto Hillway and the pedestrian passage at Church Walk and
- An ancillary storage building to the north of the main building which is bounded by the rear gardens of 1 and 3 Hillway and adjoins the pedestrian passage at Church Walk.

The site is within the Holly Lodge Conservation area and Swain's Lane to the south forms part of a neighbourhood centre.

## Relevant History

The site has an extensive history the majority of which is not relevant to the current application. The most recent application was 2008/0100/P submitted retrospectively in association with planning enforcement investigation EN07/0668 for the retention of a steel security fence on top of an existing brick boundary wall to rear of warehouse building. The planning application was refused on the 26/02/2008 and the railings removed.

## Relevant policies

## **Replacement Unitary Development Plan 2006**

SD1 - Quality of life

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation Areas

## **Supplementary planning guidance**

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.

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS17- Making Camden a safer place

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

## **Assessment**

### **Proposal**

The application is for alterations to an existing storage shed on the north west side of the site adjoining Church Walk and to the rear of 1 Hillway. The proposals involve:

- The replacement of the pitched roof, including two integral polycarbonate rooflights,
- The creation of four new window openings to the north elevation and four new window openings to the south elevation; and
- Creation of a new door opening in the east elevation.

The existing shallow pitched roof is in a poor state of repair with profiled concrete and suspected asbestos. The proposal is to replace the roof with a new profiled aluminium roof with integral polycarbonate rooflights. The height and pitch would remain exactly as existing.

### **Design**

Small new window openings would be inserted in the north and south elevations. On the south elevation these measure 1.06m wide x 1.26m in height. On the North elevation they are high level smaller windows measuring 1.06m wide x 0.11m in height. The site is enclosed to the rear behind the main building and high boundary walls. The building is not visible from the public realm and only very limited views would be available through the foliage from the immediately neighbouring gardens. The proposed roof material is appropriate for this building in the conservation area, given the concealed nature of the site, the poor state of repair of the existing roof and the commercial storage use of the building. The window and door openings are of an appropriate design for this building and again would not be seen from any of the surrounding streets. The alterations are considered to preserve the character and appearance of the host building and the conservation area in accordance with policies B1, B3 and B7.

### **Amenity**

The new roof will have the same profile as the existing roof and the proposed windows on the north and south elevations will be concealed by the boundary walls. Polycarbonate rooflights are already present on the existing roof. The proposed alterations would have no impact on the residential amenity of neighbours in terms of overlooking or overshadowing. The alterations are in accordance with policy SD6.

**Recommendation**

It is recommended that planning permission is granted