

Delegated Report		Analysis sheet		Expiry Date:		17/05/2010	
				Consultation Expiry Date:		04/05/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/0896/P			
Application Address				Drawing Numbers			
Prince Albert 163 Royal College Street London NW1 0SG				Refer to decision letter			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey side extension with retractable roof to public house (use class A4).							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	02	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>Letters of objection has been received from 122a and 167b Royal College Street No formal objection from 122 but ask the following is considered:</p> <ul style="list-style-type: none"> proposed would not be harmonious with existing bldg; potential increase to late night noise; customers would stand on the street; Non planning matter re:staff management <p>167b : If structure built will force more people onto the street. Obstructs footway, noise and disturbance, litter and detritus left.</p> <p><i>Officer comment: Visual impact discussed in assessment below. Unlikely to result in more noise. Beer garden currently used by patrons, if used in during winter, the area would be covered by the retractable roof. Excessive noise and disturbance could be investigated/controlled under Environmental health legislation.</i></p>					
CAAC/Local groups comments:		No responses received to date.					
Site Description							
A 3-storey public house with a flat roof on the east side of Royal College Street bounded by Lyme Street to the east, Royal College Street to the west and Georgiana Street to the south. The building is in use as a public house (Class A4) with ancillary residential accommodation above. It is adjacent to the Regents Canal Conservation Area and a Grade II listed terrace of 9 buildings on Royal College Street.							

Relevant History

01/11/1996 (P9600864R1) Planning permission for the erection of a basement and three storey building to provide one three bedroom maisonette and two one bedroom flats. Formation of two windows to the rear of the existing public house at second floor level.

05/10/1999 (PE9900421) Planning permission for the erection of a single storey extension to side of Public House

26/04/2007 (2007/1058) Refuse pp and appeal dismissed for roof extension

April 2007 (2007/1058/P) refused pp and appeal dismissed for construction of a mansard roof extension to public house (Class A4) was refused in April 2007 for the following reason:

1. The proposed roof extension would have an adverse impact on the skyline by impairing the unbroken roofline on Royal College Street and as such would be detrimental to the adjoining listed terrace and the character and appearance of the adjoining conservation area

Relevant policies

London Borough of Camden UDP 2006

SD6 (amenity); B1(alterations); B3 (extensions); B6 (listed building); B7(conservation area); N8 (protect trees)

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.

CS15(protecting open spaces), DP29 (improve access), CS5 (manage impact of growth), DP26 (manage impact of development on neighbours), DP22 (sustainable design), CC13 (higher environmental standards), CS14 (conserve heritage), DP24 (secure high quality design), DP25(conserve Camden's heritage)

Camden Planning Guidance 2006

Assessment

Proposed

Works to a beer garden currently enclosed by a low picket fence to the side of the public house. The area includes a mature London plane tree and small area of planting.

Proposed is a light weight structure of unpainted hardwood with bi-fold glass doors and a retractable canvas roof with unpainted hardwood edge, a 1m. section at the outer edge of the roof would be glazed. It would be set back 3m. from the Lyme Street and 1.2m. from Royal College Street boundaries.

The tree would be retained and new areas of planting created. It would be designed to be easily removed without damage or the need to alter the existing building. No new services or deep footings proposed.

Purpose: to provide additional space during winter and an open garden during the summer. When the bi-fold doors are open the proposed garden structure could be accessed either through the garden of Lyme Street or from the bar of the public house via one of two existing doors to the garden. With the doors closed access would only be via the pub.

Main considerations:

Visual impact; plane tree; setting of listed terrace (Royal College Street); amenity

Visual impact:

It is considered that the proposed extension would appear as a dominant feature within a highly visible site. The structure would obscure attractive design features at ground floor level including tiles and fenestration pattern. Failure to respect site and setting and adverse impact on a visually interesting frontage is contrary to UDP policy B1. In order for an extension to a building to be considered acceptable it should not harm the character of a building or its setting. Extensions should be subordinate to the original building and the architectural integrity of the building should be preserved. It is considered that the proposed extension would be contrary to policy B3.

No adverse impact on the Regent's Canal Conservation Area.

Tree: The Council's Tree Officer confirmed the plane is a street tree and is satisfied that approval can be recommended subject to conditions.

Listed Terrace: The beer garden is on the far side of the pub to the listed terrace (Royal College Street), therefore there would be no significant impact on the setting of the listed buildings.

Amenity: The beer garden is currently used by patrons of the Prince Albert. It is some distance from residential windows to properties along Lyme Street and Georgiana Street. It is considered that the existing situation would not be worsened for adjoining occupiers, and it could be argued that the screen effect created by the structure proposed, would go some way to mitigate any noise generated.

Recommend: Refuse on the grounds of failure to comply with UDP policies B1 and B3.

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