

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	17/05/2010
		N/A / attached		<b>Consultation Expiry Date:</b>	11/05/2010
<b>Officer</b>			<b>Application Number</b>		
Aysegul Olcar-Chamberlin			2010/0728/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
277-279 Camden High Street London NW1 7BX			See 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>					
Revisions [including ground floor rear extension with green roof above to provide additional floorspace to retail unit [Class A1], installation of rooflights to ground floor extension and doors to first floor at rear of residential flat to provide access to roof terrace at no. 279] to planning permission ref: 2006/3390/P granted on 04/10/2006 for erection of a 2-storey rear extension to provide additional retail accommodation, provision of new residential entrance to front elevation, creation of roof terraces at the first floor residential flat and demolition of existing ground floor rear extension.					
<b>Recommendation:</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	No reply from the adjoining occupiers has been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify	<b>English Heritage</b> considered that the proposed development would not have an affect on any significant archaeological remains and therefore recommended that any requirement for pre- or post-determination archaeological assessment/evaluation of the application site should be waived.					
<b>Site Description</b>						
<p>The application relates to a three-storey-plus-basement mid-terrace property on the west side of Camden High Street within close proximity to Camden Lock in Camden Town Centre. The property has retail use at the basement and ground floor and residential use at first and second floors. The property is in a poor state of repair. The rear garden of the property has few mature trees and vegetation.</p> <p>The site is not in a conservation area but it is within an archaeological priority area.</p>						
<b>Relevant History</b>						
<p><u>Application Properties:</u>  <b>2006/3390/P</b> - Planning permission was granted on 04/10/2006 for the erection of 2-storey rear extension to provide additional retail accommodation, provision of new residential entrance to front elevation, creation of roof terraces at the first floor residential flats and demolition of existing ground floor rear extensions. This planning permission expired on 04/10/2009. Although the design and access statement submitted with this application states that this planning permission was currently being implemented on site, the site visit dated 28/04/2010 revealed that there had been no construction work on site. [therefore considered as revision to scheme]</p> <p><u>Neighbouring properties:</u>  <b>240-242 Camden High Street</b> - Planning permission was granted on 23/12/2003 for the erection of a rear extension at basement and ground floor level, to provide additional retail floor space and storage (class A1) for 2 units. The rear extensions had equal widths of 4.7m, but different depths; no. 240 will extend 8.95m, replacing its existing `make-shift` temporary storage facility and no. 242 will extend 14m, removing the overgrown vegetation (ref: (2003/2850/P).</p> <p><b>281 - 283 Camden High Street</b> – Planning permission was granted on 03/09/2009 for the erection of two storey rear extension to the existing retail unit following demolition of the existing single-storey rear extensions(ref: 2008/3288/P). The approved extension would be full width and depth.</p>						

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 - Protection of Amenity for Occupiers and Neighbours  
SD9B – Resources and Energy - Water  
B1 - General Design Principles  
B3 - Alterations and Extensions  
N5 - Biodiversity  
R2 – General impact of retail and entertainment uses  
T9 – Impact of Parking  
T12 – Works affecting highways

### 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.*

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration*

CS1 – Distribution of growth  
CS5 – Managing the impact of growth and development  
CS7 – Promoting Camden's centres and shops  
CS14 – Promoting high quality places and conserving our heritage  
DP19 – Managing the impact of parking  
DP21 – Development connecting to the highway network  
DP24 – Securing high quality design  
DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

### Proposal

The proposal is for amendments to the scheme which was granted on 04/10/2006 (ref: 2006/3390/P) and involves alterations and extensions to no. 279. The proposed amendments would involve extending the previously approved ground floor extension at no.279 to increase the retail floor area by 39.5sqm on the ground floor, creation of a green roof above this part, installation of three rooflights in the roof of the ground floor rear extension and replacement of first floor rear door of the residential flat with larger French doors to access to the roof terrace.

The proposal has been amended since it was originally submitted. The perimeter of balustrade around the first floor roof terrace was taken back to the line of the previous permission.

### Design

The previously approved scheme was assessed against the same adopted policies and guidance referred above.

The extended part of the ground floor rear extension would have the same height as the approved rear extension and would have a sedum type of green roof along with a rooflight. It would approximately project 7.2m beyond the approved ground floor extension and full width. The proposed ground floor extension would be between 2.1m and 3m from the rear boundary. The amended proposal would not alter the positioning, design and height of the approved balustrade around the first floor roof terraces to the residential unit.

Although the proposal would increase the bulk and site coverage of the ground floor extension, it would be still in keeping with the established pattern of development in the area and subservient to the existing building. There is an established pattern of 2-storey rear extensions (basement + ground floor) within the locality. The commercial unit at no.275 has a full width and depth rear extension. The Council recently approved a substantial two storey rear extension to no. 281. Generally proposals for an extension of this scale would be resisted, as they would be in conflict with the general advice given in Camden Planning Guidance (2006). However, in this case the proposed ground floor extension would match others along the terrace. Given the existence of similar sized development within close proximity, the lack of visibility from the public realm, and the fact that the property is outside a conservation area, the proposal is considered acceptable in design terms.

The proposed first floor French doors on the rear elevation are considered to be a minor alteration [enlarged from a single door] which would not harm the general rhythm of the existing openings on the rear elevation.

The proposed roof lights to the ground floor extension would not be set flush with obscured glazing and are considered acceptable.

The proposed amendments would not harm the overall composition of the approved scheme or appearance and character of the existing building and the surrounding area therefore is considered to be acceptable in design terms and in accordance with policies B1 and B3.

### **Residential Amenity**

The proposal would not be likely to raise any amenity issues in terms of loss of daylight/sunlight, outlook and privacy. The adjoining property at no. 281 is in commercial use. The first floor and second floors of the adjoining property at no.277 is in residential use. The rear of the application property faces to an office building. The proposal would not significantly worsen the impact of the approved scheme on the residential amenities and therefore is in accordance with the aims of policy SD6.

The proposed green roof of the extended ground floor extension would not be accessible by the future occupiers of the residential unit on the first and second floor levels but it would provide an open green space. The proposed extension would result in loss of rear garden space allocated for the residential unit. The approved rear garden space would have been accessed via external spiral staircase from the roof terrace on the first floor level and surrounded by high boundary walls. Given the location and difficult accessibility of the allocated rear garden space and the fact that the residential unit would have a large outdoor terrace area on the first floor level which would look onto the proposed green roof, the loss of rear garden space would not significantly affect the amenities of the future occupiers of that residential unit.

It is considered that the proposed first floor rear terrace area would provide adequate outdoor space to the residential unit and likewise the proposed green roof would provide some amenity value to the general area.

### **Landscaping and Biodiversity**

The application site is located in a densely developed commercial area where some trees in rear gardens have survived development pressure over the years. The proposal would result in loss of mature trees in the rear garden. Since the remaining mature trees and vegetation on the application and adjoining sites do not form a significant part of the public realm then it is not considered to be of high priority to seek the retention of these trees. The loss of those trees (indicated on the existing ground floor plan) and potential impact on the tree in the neighbouring gardens are not sufficient to materially affect the outcome of this application.

A green roof has been proposed which will provide some mitigation for the loss of habitat provided by the existing garden space and trees. However only proprietary manufacturer's details have been provided for which there are potentially different permutations. Therefore a condition for the submission and approval of details of construction, planting and management of the proposed green roof is recommended.

### **Transport**

A Construction Management Plan is not required for this application. The scale of development is very small and there is sufficient space for vehicles to load on Camden High Street. In addition, this section of Camden High Street is one-way with two lanes, so there is sufficient space for vehicles to pass stationary vehicles.

The proposed increase in floor area of the retail unit does not trigger the requirement for the provision of cycle or car parking or likely to adversely affect the existing transport conditions.

The proposal would be in accordance with the aims of policies R2, T9 and T12.

**Recommend:** Grant conditional planning permission.

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