

Delegated Report		Analysis sheet		Expiry Date:		11/05/2010	
		N/A		Consultation Expiry Date:		05/05/2010	
Officer				Application Number(s)			
Eimear Heavey				2010/0702/P			
Application Address				Drawing Numbers			
1-33 Avenue Close Avenue Road London, NW8 6BX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of two water tanks and associated housings on existing flat roof.							
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	55	No. of responses No. electronic	01 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 14/04/2010 until 05/05/2010 Adjoining occupiers/owners Letter of support received from the occupants of 50 Avenue Close.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The application site is not located within a Conservation Area. Local Groups No reply to date					
Site Description							
The application site comprises an existing apartment block of 4 storeys in height and contains flat no.s 1-33. The property dates from the 1930's, is situated on the eastern side of Avenue Road and is constructed in brick. The property is not listed nor is it located within a Conservation Area, however, Elsworthy Conservation Area lies immediately north of the site. This application relates to the roof of the apartment block.							
Relevant History							
2008/4747/P – Planning permission <i>granted</i> in Dec 2008 for the replacement of existing steel framed windows with UPVC windows/doors at second floor level (Class C3) of 18 Avenue Close, Avenue Rd.							
2010/1283/P – Planning permission <i>granted</i> in April 2010 for the Replacement of all metal-framed external windows and doors to the existing flat with pvc framed windows and doors of 10 Avenue Close, Avenue Rd.							

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted 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 (setting)

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

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.

Assessment

Proposal

Planning permission is sought for the replacement of 2 water tanks and associated housings on existing flat roof.

Design

Policy B1 of the Unitary Development Plan (2006) states that development should respect its site and setting and the Council will consider the impact of a proposal on views and skylines. Policy B3 of the UDP states that the Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area.

In this instance it is proposed to erect two new water tanks and their housings on the flat roof in place of two existing water tanks. The new housings within which the water tanks will be placed will be rectangular in shape and will have the following dimensions:

- 5100mm long x 3730mm wide x 2000mm high; and
- 3320mm wide x 4200mm long x 1500mm high

The new housings will be approximately 500mm higher and wider than what is existing and will be constructed in grey metal cladding. It is considered that the proposed new water tanks are acceptable in terms of design as they will be set back from the roof edge, behind a parapet and will not only be visible in long views from Avenue Road and even then it will be difficult to see them due to the vegetation along this road. It may also be possible to see the tanks from the apartment block to the rear of the application site but such views will be limited and in any case would already be possible to see the existing housings. The proposed new housings will not result in detracting from the special character of the parent building nor will they result in visual clutter on the roof as they will replace existing housings.

Amenity

The proposed new housings will not result in an adverse impact on neighbouring properties with regards to overlooking, outlook, loss of privacy or loss of sunlight or daylight given that they will only be slightly higher than what is existing and will replace existing structures where there is no pre existing amenity issues with the neighbouring properties.

Conclusion

The proposed replacement of 2 water tanks and associated housings on existing flat roof is considered to be acceptable and in no way detrimental to the parent building or the surrounding area. The proposal is considered to broadly comply with the provisions of Policies B1, B3 and SD6 of the UDP 2006.

Recommendation: Grant planning permission.

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