

DISCLAIMER

Decision route to be decided by nominated members on Monday 08th March 2010. For further information see

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

Delegated Report		Analysis sheet	Expiry Date:	04/03/2010
		N/A / attached	Consultation Expiry Date:	03/03/2010
Officer		Application Number(s)		
Hannah Parker		2010/0177/P		
Application Address		Drawing Numbers		
Auden Place Nursery 1 Auden Place London NW1 8NA		See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Amendments to application 2008/5762/P (for Insertion of a mezzanine at second floor level, creation of a roof terrace with glazed balustrading and erection of a new stair element on the second and third floor to provide access to the mezzanine and the roof terrace for the existing nursery) to include enlargement of roof extension .				
Recommendation(s):	Grant Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	04	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	4 letters were received regarding this proposal. A summary of the comments are as follows; <ul style="list-style-type: none">• Improper consultation carried out• Loss of privacy• Noise that the roof terrace will create• Worried about methods of construction and the impact it will have on the estate.• The building is being use above capacity• Noise levels will not be abated by proposed solution• It does not reflect the needs of the Auden Place Tenants• Increased noise levels with both ground level and roof top area• Lack of consultation with Auden Place Tenants Association• Site notice not in central position• No proposed limitations on use of the roof top.• Overall impingement to residential areas					
	Councils response: See Assessment					
CAAC/Local groups* comments:	No responses to date					

Site Description

A part 2-storey, part 3-storey building situated on the south side of Auden Place south of the junction with Manley Street and Chalcot Road. The building abuts and forms part of the residential developments nos.1-88 Auden Place. The building is within the Primrose Hill conservation area and is not listed.

Relevant History

2007/1335/P Auden Place Grant Aided Nursery 1 Auden Place Installation of an awning to the south elevation of nursery building (D1). Granted 20/09/2007

2008/5762/P Insertion of a mezzanine at second floor level, creation of a roof terrace with glazed balustrade and erection of a new stair element on the second and third floor to provide access to the mezzanine and the roof terrace for the existing nursery Granted **27/02/2009**

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Replacement Unitary Development Plan 2006:

B1 –General design principles

B3 –Alterations and extensions

B7 –Conservation areas

SD6 Neighbourhood Amenity

Camden Planning Guidance

Assessment

The proposal is an amendment to the previously granted scheme for the creation of a roof garden and associated glass balustrade, accessed via a stairway in a proposed extension. The amendment is to increase the area of the approved extension at roof level by approximately 3.8m x 2.4m to allow lift access to this level.

Currently the lift is not operational but the project will reinstate a working lift which is welcomed to ensure that the building will be more accessible to all. The new extension will be visible to the south elevation. A water tank is also being added at ground level which would not be visible, being partially sunken below ground and within the existing brick planter.

Main Considerations

- Impact on a host building and conservation area
- Neighbourhood Amenity

Impact on a host building and conservation area

The increase in size of the roof extension would be relatively minor. The materials used will carry on the approved theme which includes a zinc roof and cladding in 'reglit' glass panels. The increase in bulk and mass is not considered to be significant thereby allowing the extension to remain subordinate to the host building. There will also be a new roof overhang above the entrance from the roof extension onto the terrace. This is not considered to compromise the overall design and appearance of the proposal and is thereby considered acceptable.

The roof terrace will remain unchanged.

The proposal is compliant to Policies B1, B3 and B7 of the Camden Unitary Development Plan

Neighbourhood amenity

Noise that the roof terrace will create

The hours have been conditioned under the previous permission in order that it cannot be used before 09:00 and after 18:00 Monday to Sunday in order to protect the amenity of surrounding occupants.

Loss of privacy

The approved roof terrace has already been assessed regarding the impact of privacy on the surrounding neighbours. The proposed amendment would not significantly impact the amenity.

It is considered that the proposed amended works will not adversely impact the amenity of the adjacent properties with regard to access to sunlight, daylight, noise or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Other Issues

Improper consultation carried out

This application is an amendment application. The permission for the roof terrace has already been granted. Notification letters were sent out to all those who were notified and objected on the last application. (The Auden Tenants Society Address did not give an address therefore an acknowledgment for their previous objection and a new consultation letter could not be sent out.) It should also be mentioned that it is not a formal requirement

for Camden to consult neighbourhood groups.

All residents which would be impacted by the amendment were consulted. A site notice was displayed just outside the estate in order that those who were not directly effected had access to the site notice. All plans were posted on the website and the minimum consultation requirements have been met.

The building provides a valuable community resource and although it may not provide a use for all the Auden Place tenants it does provide a use that benefits the wider community.

The size and scale of the proposal is not considered to be large enough to impinge on the residential amenity. Due to the size of the proposal it was not considered that a construction management plan was needed.

Recommendation Grant Permission