

Delegated Report		Analysis sheet		Expiry Date:		28/01/2010	
		N/A / attached		Consultation Expiry Date:		30/12/2010	
Officer				Application Number(s)			
Rob Tulloch				2009/4703/P			
Application Address				Drawing Numbers			
100A Chalk Farm Road London NW1 8EH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition of a two storey, brick built side entrance and replacement with new side entrance							
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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 11/12/09 and 9 adjoining occupiers notified. No responses were received.					
CAAC/Local groups* comments: *Please Specify		No responses received					

Site Description

The application site is a part two/part three storey office building dating from the early 1980's. It sits between a five storey office block at 100 Chalk Farm Road and the Stratford section of London Overground line. The building abuts the Grade II* Listed Roundhouse and lies within the Regents Canal Conservation Area.

Relevant History

34366 Redevelopment to provide office and light industrial accommodation. Allowed on appeal 04/08/83

8501814 Change of use of part of the ground floor of the Roundhouse extension from rehearsal rooms to light industrial as a commercial recording studio with ancillary reception and recreation areas Granted 07/01/86

9500168 Alterations to the front rear and side elevations associated with the provision of new access arrangements Granted 04/05/95

95660020 Demolition of enclosed lobby to the front elevation Granted 04/05/95

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1C Quality of life – Access for all
B1 General design principles
B3 Alterations and extensions
B6 Listed buildings
B7 Conservation areas

Camden Planning Guidance 2006

Access for all

Regent's Canal Conservation Area Statement

Assessment

Proposal

100A Chalk Farm Road is a part two/part three storey office building which is largely obscured from public view by a five storey office building at 100 Chalk Farm Road. The proposal is to demolish the façade of a small two storey brick structure forming a side entrance/goods entrance and replace it with a timber clad, covered entrance of the same width and height, but approximately 1 metre forward of the existing entrance, increasing the footprint of the entrance by approximately 4 square metres. It is also proposed to relocate the double doors to the first floor side elevation further along the side elevation.

The main issues are the impact of the proposal on the character and appearance of the conservation area and the setting of the adjoining listed building.

Character and appearance of the conservation area

The existing building contributes little to the character and appearance of the conservation area due to its prosaic design and location, and is only within the conservation area by virtue of its location between the listed Roundhouse and Stables Market.

The limited volume of the extension respects the form and proportions of the host building. The existing office building is dark wire cut brick with some metal cladding, and the proposed Red Cedar cladding is not considered to harm the appearance of the building, and due to the limited visibility of the building, the proposal is not considered to have a negative impact on the character and appearance of the wider conservation area. The relocation of the doors at first floor level is not considered to adversely affect the appearance of the building or conservation area either. As such the proposal complies with policies B1 – General design principles and B7 – Conservation areas of the Camden Replacement Unitary Development Plan 2006.

Setting of a listed building

The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development and the Council will not grant planning permission for development that it considers would harm the setting of a listed building. The existing building abuts the Grade II* Listed Roundhouse, and the entrance to be extended sits in front of the Roundhouse when viewed from an access road. However, this is a view from a private access road and not a principal view of the listed building. More important views of the Roundhouse are from Chalk Farm Road and Regent's Park Road/Haverstock Hill. As such the proposal is not considered to harm the setting of the Roundhouse and complies with policy B6 – Listed buildings of the Camden Replacement Unitary Development Plan 2006.

Other issues

The modest increase in volume and the fact that the two storey extension would adjoin a three storey building mean that there would be no loss of light to the office building at 100 Chalk Farm Road six metres away.

Alterations and extensions to existing buildings and spaces should, where practicable and reasonable, be designed to improve access for all. The new entrance would be wide enough for full DDA access and have a level threshold.

Recommendation

Grant planning permission.

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