

Address:	67-70 Chalk Farm Road London NW1 8AN	
Application Number:	2009/1024/P	Officer: Katrina Christoforou
Ward:	Haverstock	
Date Received:	10/02/2009	
Proposal: Erection of three storey building with B1 industrial unit on the ground floor and 2 x residential units on first and second floor following demolition of existing single storey warehouse (Class B1).		
Drawing Numbers: 0710_05_001; 0802 P00B; 0710 P01A; P02A; P03A; P04A; P05A; P06A; P07A; P08A; BRE Daylight/Sunlight Report dated September 2008; Code for Sustainable Homes Design Stage: Pre-Assessment Report dated 08/01/09 and manufacturers specification of Hydropack green roof.		
RECOMMENDATION SUMMARY: Grant planning permission subject to a S106 Agreement		
Applicant:	Agent:	
Uk Real Estate FAO. Nick Capstick-Dale 10 Blenheim Terrace London NW8 0EB	Latitude Architects 15 Weller Street LONDON SE1 1QU	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1 Business		135m ²
Proposed	B1 Business C3 Dwelling House		157m ² 157m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette									
Proposed	Flat/Maisonette		2							

OFFICERS' REPORT

Reason for Referral to Committee: Any grant of permission would require the conclusion of a section 106 planning obligation relating to inter alia, matters outside the normal scheme of delegation [Clause 3 (vi)]

1. SITE

1.1 The site is located to the rear of the terrace of buildings made up of 67-70 on the north side of Chalk Farm Road. The mid-Victorian three/four storey terrace fronts Chalk Farm Road with shop units at ground floor forming part of the Camden Town retail frontage and includes residential flats at the upper levels. To the rear the terrace merges with the two/three storey coach house which faces north onto a courtyard. The coach house includes office and other non-residential uses. Facing south back onto the coach house is a single storey warehouse building with associated storage sheds to the side of the courtyard. The warehouse is currently in use as a piano show/store room. The buildings of the rear courtyard are enclosed within the site on all sides by the surrounding warehouse and industrial buildings. The only access to the application site is via a narrow internal link at ground floor level through the front building and coach house.

1.2 The buildings are not listed or within a conservation area.

2. THE PROPOSAL

2.1 The proposal is for the removal of the existing piano warehouse and storage sheds at the rear of the site and their replacement with a new 3 storey building comprising a replacement workshop area at ground floor level and two residential flats on the upper floors each spread vertically over the two floors with two bedrooms and an external terrace at second floor level.

3. RELEVANT HISTORY

3.1 None

4. CONSULTATIONS

Conservation Area Advisory Committee

4.1 None required to be consulted

Local Groups

4.2 None required to be consulted

Adjoining Occupiers

<i>Number of letters sent</i>	11
<i>Total number of responses received</i>	2
<i>Number of electronic responses</i>	0

<i>Number in support</i>	0
<i>Number of objections</i>	1

- 4.3 One objection was received from a commercial neighbour at number 65 and one comment from a residential neighbour at number 65a (The Pink House). The responses are summarised below:

Objection

- Object to a three storey building on the site in the place of the existing single storey as the building will be a fire hazard.
- The only exit to the street passes through a narrow joint thoroughfare shared with other residents and fire would spread quickly with the buildings in close proximity.
- Noise, dust and disruption from building works.
- The building will obscure natural light of neighbours.
- Disturbance from regular use of the access passage.
- Increase risk of burglary.
- Parking is already restricted, adding more residents will exacerbate this.

Comment

- No objections to the proposed planning permission requested.
- Concerned that more parking should be created to cope with the additional residents.

5. POLICIES

Replacement Unitary Development Plan 2006

Camden Replacement Unitary Development Plan 2006

- SD1- Quality of life
- SD6- Amenity for occupiers and neighbours
- SD9- Resources and energy
- H1- New housing
- H7- Lifetime homes and wheelchair housing
- H8- Mix of units
- B1- General design principles
- B3- Alterations and extensions
- T3- Pedestrians and Cycling
- T8 - Car free housing and car capped housing
- T9 - Impact of Parking
- N5- Biodiversity
- N8- Ancient woodland and trees
- E1- Location of business uses
- E2- Retention of existing business uses
- E3- Light industrial uses

Supplementary Planning Guidance

Camden Planning Guidance 2006

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are:

- The principle of the change of use.
- Residential development standards.
- Design and appearance.
- Neighbour amenity.
- Transport.
- Sustainability and trees.

Principle of the change of use

6.2 Whilst the scheme involves the demolition of the existing workshop the proposal includes its replacement within the new building. The existing area of B1 floor space is 135m² and the proposed B1 space is 157m², a total increase of 22m². The site is quite constrained in terms of accessibility for a B8 use. However, business style uses have historically been operated on this site and is typical of the area generally. The premises is currently occupied and it is therefore considered that there is potential for the use to continue. The replacement building will allow adequate internal head height at above 3m and wide entry doors to the front maximising the potential usability within the limitations of the site. The retention of the B1 use as part of the redevelopment is therefore welcomed by the Council and is considered to be in line with policies E2 & E3.

6.3 The Council welcomes the creation of additional residential floor space within the borough where development meets the required standards. A mixed use environment with light industrial alongside commercial and residential accommodation is typical in this part of Chalk Farm. The neighbouring site at number 66 has permission for the creation of residential units to the upper levels at the rear of the site above non-residential uses. The proposed mix of uses is therefore considered to be acceptable in principle.

Residential development standards

6.4 The two residential flats proposed would each have two bedrooms with floor areas well in excess of the minimum standards outlined in the CPG. Each room would have ceiling heights in excess of the CPG 2.3m recommended minimum and each would benefit from a private external terrace space. As the flats would be located to the upper floors of the building above a B1 use within Chalk Farm, the flats are not considered to be ideally suited to providing family accommodation. The mix of 2x 2bed units is therefore considered to be acceptable for the site and would be in line with policy H8.

6.5 The new residential flats would gain natural sun and daylight from the large obscure glazed windows to the front (south) elevation and from the large clear glazed roof light. The habitable rooms would receive daylight and outlook from the

extensive glazing and terrace access to the west and east elevations. The aspect from the windows and terrace to the west facing flat will be slightly restricted by the adjoining building on the site beyond, but its distance from the west elevation, height and the other opportunities for outlook i.e. south from the terrace and from the second floor ensure that an acceptable level of amenity would be achieved. It is considered that the outlook of the property facing east would be acceptable.

- 6.6 The space between the development and the Coach House opposite would be fairly narrow at only 4.5-7m. However, the building heights are limited to three stories; therefore it is considered that the space would not feel enclosed.
- 6.7 A development of a two storey extension at 66 Chalk Farm Road has been implemented. As a result of this development the windows and terrace of the proposed east facing flat would face onto the extended flank wall at number 66. Based on an analysis of the existing and proposed drawings from each application and the site inspection it would appear that the extended flank would be beyond 2m in height from the level of the proposed terrace. The relationship would therefore be similar to that of the proposed west facing flat and its neighbour. Whilst outlook will be limited, aspect from the second floor level and southwards from the first floor terrace would provide an adequate level of residential amenity.
- 6.8 The proposal has taken account of the 16 points of the lifetime homes criteria and has designed in features to ensure that the criteria are complied with to the proposals maximum potential.
- 6.9 Provision for two refuse bins has been provided at ground floor level within the courtyard.
- 6.10 A neighbour has raised concerns regarding fire safety. This is not a material consideration of the planning application as such matters fall under the Building Regulations to which any development would have to comply.

Design and appearance

- 6.11 There is no restriction on the demolition of the existing buildings as the application site is not within a conservation area. However, it is not considered that the loss of these buildings would have a detrimental impact upon the character or appearance of the area. The proposed works would involve the demolition of the rear warehouse building and the storage sheds along the side of the yard that are used in association with the B1 use.
- 6.12 The proposed new building will be largely within the same footprint as the existing warehouse with the total depth increased by approximately 2m. The front of the new building would face the rear of the existing building that fronts Chalk Farm Road and would comprise of a large aluminium framed set of doors with steel lintol at ground floor level providing light and access to the B8 unit and stepped walkways to either side leading to the side access doors to each residential flat.
- 6.13 The building would have a more substantial London stock brick ground level with the residential element above being recessed and of lesser width creating the side terrace areas. The upper floor front and side elevations would be timber clad with a

large obscure glazed central projection over the staircase area. Two further obscure glazed panels will make up the front elevation. The rear (north) elevation will be London stock brick and will not include any openings. The roof area will include the central roof lantern which wraps around from the front glazed panel and areas of sedum green roof to either side. A steel mesh balustrade will retain the front of each terrace with rooflights to the B1 area below being located to the rear of the terrace.

- 6.14 The proposed building would not be visible from the public realm being entirely surrounded by other buildings. The surrounding buildings are a mixture of styles, ages and materials. The proposed building is considered to be contemporary in its form and overall appearance. The proportions are considered to be in keeping with the surrounding context with some of the neighbouring buildings being both larger and taller. The building height would be slightly greater than the existing coach house onto which it would face but the relationship is considered to be acceptable within the context of the other buildings surrounding and the relief provided by the courtyard.
- 6.15 The building is considered to comply with policies B1 and B3 of the UDP and supplementary guidance. It would not be out of keeping with its neighbours in terms of materials, bulk and design and would not cause harm to the character and appearance of the area.

Neighbour amenity

- 6.16 The distance between the facing elevations of the coach house and the proposed building would be between 4.5 and 7m. However, the council's records suggest that the coach house is in non-residential use and there is a sign indicating the use as 'therapy rooms' although the Council cannot confirm what the exact use of the building is. As the coach house is not in residential use it has not been included in the submitted daylight and sunlight study. The submitted study shows that the nearest residential windows would not be harmfully affected as a result of the development.
- 6.17 The windows to the south elevation of the proposed building would be obscure glazed to prevent any overlooking of the habitable rooms within the new development. The neighbouring properties to the north, east and west do not have windows that directly face onto the development and would therefore not be harmful to amenity. The coach house immediately to the south is not in residential use with the main building fronting Chalk Farm Road being at a distance of over 19m away with views obscured by the coach house. According to the daylight study there is a window in the rear of the building that would be approximately 13m from the new building line.
- 6.18 None of the buildings to the side or rear of the proposed have windows immediately facing onto the development that would compromise privacy. Views south from the west terrace would not have views directly into any residential windows. Facing south from the east terrace there would be a line of sight towards the first floor flat at the back of Chalk Farm Road, although it is not clear which room this window serves the daylight study predicted it to be a kitchen. The distance between the end of the proposed terrace and this window is at least 13m. Whilst a distance of

18m is the generally accepted distance at which overlooking will not occur this is rarely achievable in constrained inner city sites. In this instance, considering that the view would be significantly obscured down the narrow space beside the coach house and would be entirely screened by the existing tree that is to be retained. It is however noted that there are no controls preventing the future removal of the tree. Given the restricted line of sight the relationship between the proposed terrace and the window in question is not considered to cause a loss of residential amenity through loss of privacy.

- 6.19 A neighbour has raised concerns that the development would result in more people coming and going through the passage through the building fronting Chalk Farm Road and the Coach House which may cause disturbance. As the ground floor of these premises is in commercial use it is not considered that any detrimental impacts would occur. The objector also raised the issue of an increase in the likelihood of burglary with more people having access to the rear yard. The development includes the creation of two residential flats alongside the replacement of the existing light industrial use. Large volumes of people are not therefore expected to have access to the rear yard and means of access from the street would be unchanged. The mixed use of the proposed development would increase the 24 hour natural surveillance of the yard and the surrounding properties. Security is not considered to be affected as a result of the proposals.
- 6.20 The proposed development would not therefore impact upon the amenity of residential neighbours through loss of daylight/sunlight or overlooking/loss of privacy and is not considered to compromise the functionality of the neighbouring non-residential accommodation in line with policy SD6.

Transport

- 6.21 The site is located within the Camden Town Centre with a Public Transport Accessibility Level (PTAL) of 5 (very good). The site is within a controlled parking zone and is in an area of parking stress where permits issued outnumber available parking bays. No additional parking is proposed and the site does not have vehicular access from the road. It is therefore recommended that the development in its entirety should be designated as car free via a section 106 agreement. This would alleviate concerns raised during the public consultation regarding increased pressure on the limited street parking in the area.
- 6.22 The Council seeks to encourage the use of sustainable modes of transport such as cycling. Appendix 6 of the UDP therefore specifies that developments should provide one cycle storage space per residential unit. In this case each proposed flat includes a cycle storage space under the stairs from the courtyard. The non-residential element is not large enough to require cycle storage under the guidelines.
- 6.23 Access to the site is very constrained with only a small passageway from Chalk Farm Road. It is likely that a lot of material will have to be loaded and unloaded on Chalk Farm Road and carried over the footway. The application material also states that a large part of the new building will be prefabricated and have to be craned in. Chalk Farm Road forms part of the A502, which is a major London

distributor road. It is essential that this work is carefully managed to protect the operation of the public highway as well as highway safety.

- 6.24 It is therefore recommended that a Construction Management Plan be submitted through a section 106 agreement. The Section 106 agreement shall state that the Construction Management Plan shall be approved prior to any works starting on site and the approved plan shall be followed, unless otherwise agreed with the Highway Authority concerned.

Sustainability and trees

- 6.25 The proposals integrate sustainability measures including a green/brown roof. Although not a requirement for a development of this scale a code for sustainable homes pre-assessment report has been submitted with the application in relation to the residential element of the scheme. The proposal would achieve a code for sustainable homes level 3 rating which is similar to an eco-homes rating of 'very good'. This is welcomed under policy SD9.
- 6.26 The proposal would include the retention of a tree and the removal of two small-medium sized trees. It is not considered that the two trees to be lost are a prominent feature of the local landscape and does not meet the criteria for a Tree Preservation order. Therefore the council has no objection to their removal.

7. CONCLUSION

- 7.1 The development would create residential accommodation of a good standard whilst preserving the business use at the site. The proposed building would incorporate sustainability measures and would respect the surrounding context in terms of its mass, height, materials and ratio of built to un-built space and would preserve the character and appearance of the area. The amenity of commercial and residential neighbours would not be reduced as a result of the development.

8. RECOMMENDATION

- 8.1 It is recommended that planning permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Car free agreement
 - Construction management plan

9. LEGAL COMMENTS

- 9.1 Members are referred to the note from the Legal Division at the start of the Agenda.