

Address:	15 Chalk Farm Road London NW1 8AG		
Application Number:	2009/1988/P	Officer: Max Smith	
Ward:	Camden Town with Primrose Hill		
Date Received:	23/04/2009		
Proposal: Erection of two storey rear extension to cafe (Class A3) at lower ground and ground floor level.			
Drawing Numbers: MI/09/1; MI/09/1.2; MI/09/2; MI/09/2.2; MI/09/3; MI/09/4.			
RECOMMENDATION SUMMARY: Grant planning permission			
Applicant:		Agent:	
Mr Michael Ioannou 48 Greenway Totteridge London N20 8EJ		G Nicola 242 Brunswick Park Road London N11 1EX	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A3	<i>Restaurants and Cafes</i>	62m ²
Proposed	A3	<i>Restaurants and Cafes</i>	96m ²

OFFICERS' REPORT

Reason for Referral to Committee: The proposal would be a significant extension to a Class A3 use [Clause 3 (iv)].

1. SITE

- 1.1. The application relates to an existing restaurant occupying the ground floor and basement of a 3-storey terraced property forming part of a commercial frontage in the Camden Town Centre. The building is not located in a conservation area.

2. THE PROPOSAL

- 2.1. A full width lower ground and ground floor extension would be added to the rear of the property, projecting 4.35m from the existing rear wall and with a width of 4.5m. A smaller existing extension would be demolished to accommodate the replacement extension.

3. RELEVANT HISTORY

- 3.1 PEX0100823. Change of use of the ground floor and basement from retail (Class A1) to use within Class A3, together with the installation of an external kitchen extract duct on the rear elevation. Granted 19/09/2002.
- 3.2. 2003/3225/P: The erection of timber fence to enclose the forecourt area. Granted 06/01/2004.

4. CONSULTATIONS

Statutory Consultees

- 4.1 None.

Local Groups

- 4.2 No response has been received to date from any local groups.

4.3 Adjoining Occupiers

Original	
<i>Number of letters sent</i>	4
<i>Total number of responses received</i>	0

- 4.4. Immediate neighbours were consulted by letter and a site notice placed nearby. No responses have been received.

5. POLICIES

Replacement Unitary Development Plan 2006

- 5.1 SD1 – Quality of Life
SD6 - Amenity for occupiers and neighbours
R3 – Assessment of food and drink uses and licensed entertainment
B1 - General Design principles
B3 - Alterations and extensions
T12 – Works affecting highways

5.2. Other Relevant Planning Policies

Camden Planning Guidance and 'Revised Planning Guidance for Camden Town: Food, Drink and Entertainment Uses' are also relevant.

6. ASSESSMENT

6.1 Main Issues

The main issues relating to this application area considered to be as follows:

- Principle of proposed development
- Design
- Neighbourhood Amenity
- Transport

6.2 Principle of Proposed Development

- 6.2.1 The A3 use is existing, so the proposal would not result in any cumulative harm to the retail character of the Camden Town Centre. Subject to there not being any significant harm to the amenities of neighbouring residents, as assessed below, the proposal is considered to comply with policy R3 of the UDP. It is noted that one of the aims of the application is to provide level access to the entirety of the seating area; an objective supported by policy SD1 of the UDP.

6.4 Design

- 6.4.1 The proposed extension is located to the rear of the existing terrace and would not be visible from the public realm. Whilst the extension would be full width, there are a number of neighbouring properties with similarly proportioned rear additions and it is considered that, within this context, the proposal would not appear out of place in this rear commercial servicing area.
- 6.4.2 Although the proposed extension would be 2-storey, the lower storey would infill a sunken section of the existing rear garden and the extension would therefore read as single storey when viewed from the rear. The extension would be finished in London Stock Brick and timber windows to match the existing property. The scheme is therefore considered acceptable in design terms and compliant with policies B1 and B3 of the UDP.

6.5 Neighbourhood Amenity

- 6.5.1 Loss of light: The premises at ground floor level on either side of the application site are in commercial use. Whilst the proposed works would be likely to result in some loss of light to ground floor windows at no.14 Chalk Farm Road, as these do not serve habitable rooms in a residential property it is considered that this would not contravene any policy or guidelines. It is noted that no objection has been received from the occupants of that premises. Given the scale of the proposal, windows above ground floor level would not be affected.
- 6.5.2 Impact on privacy: The extension would have a single area of glazing looking out onto the retained area of garden. The height of the existing boundary treatment would prevent there being any issues with overlooking. As the extension has a flat roof, a condition have been added to prevent this being accessed for use as a terrace by occupants of the upper storeys, as this would compromise the privacy of neighbouring flats.

6.5.3 Noise and disturbance: The ventilation and extraction system would utilise the existing flue, which would remain unaltered. It is apparent that the existing rear garden may be used by customers as a sitting out area at present, which was not restricted by condition on the original planning permission for the change of use to A3. The applicant does not intend to use the retained area of rear garden for customers to sit out and so it could be argued that there would be a reduction in potential for disturbance following implementation for the scheme. In any case, given the original permission and the absence of any objection to the current scheme, it is not considered reasonable to restrict access to the garden area for customers.

6.5.4 The development therefore complies with Policy SD6 of the Unitary Development Plan.

6.6. **Transport**

6.6.1. UDP Policy T12 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via a S.106 legal agreement. However, due the limited scale of this development, a CMP is not required in order to mitigate any adverse impacts. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

7. **CONCLUSION**

7.1. Approval is recommended subject to conditions.

8. **LEGAL COMMENTS**

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