

Delegated Report		Analysis sheet		Expiry Date:		22/04/2009	
				Consultation Expiry Date:		16/04/2009	
Officer				Application Number(s)			
Jenny Fisher				2008/4883/P			
Application Address				Drawing Numbers			
Granby House Granby Terrace London NW1 3SA				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments to the elevations and plans of the approved scheme ref: 2007/0291/P for demolition of existing building and erection of a 4-storey building with offices (Class B1) at ground floor level and 5 self-contained flats above (Class C3).							
Recommendation(s):		Grant planning permission with a Deed of Variation to a S.106 Agreement					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	125	No. of responses No. electronic	02 00	No. of objections	00
Summary of consultation responses:		<p>A response was received from the occupant of Flat 37 Eskdale. It was explained that planning permission had been granted for the new building and that the current application was for a minor amendment to the approved plans. The respondent had no objections to the project, but sought an assurance that adjoining garages would not be affected. It was explained that there would be no impact on these garages.</p> <p>An e-mail was sent by the occupant of 37 Ainsdale. Consultee commented:</p> <ul style="list-style-type: none"> i) compensation for dust? ii) will sunlight blocked? iii) have any amendments been made to the plans since they were first made available to consultees? <p><i>Response: A detailed reply has been sent with a full response to all of the issues raised – CMP will seek to minimise dust from demolition and construction, access of sunlight to adjoining buildings was considered when the substantive scheme was approved and the currently proposed amendments do not further impact on this, and the plans are as originally submitted [the amendments to the approved scheme were also explained].</i></p>					
Local groups comments:		No response received.					
Site Description							
<p>The application site comprises a long irregular shaped plot of land adjacent to the road intersections of Hampstead Road, Granby Terrace and Harrington Street. It is currently occupied by a 3-storey office building, and is small in scale compared to surrounding buildings. The site is bounded by a railway cutting and post war local authority residential flats, ranging from between 4 and 8 storeys in height. The building to the east, Stalbridge House, is 5-storeys high and comprises residential flats. The flank elevation of this building faces the application site but has no windows that directly face it; windows in the front elevation, face the railway. The building to the south, Ainsdale, is 4-storeys high and comprises local authority residential flats, and forms part of the Regent's Park Housing Estate.</p>							

The site is not located within a Conservation Area, and the building is not listed; it is within a strategic view corridor; it is within close proximity to Regent's Park and Mornington Crescent underground station.

Relevant History

23/02/2009 2007/0291/P - Planning permission granted for the demolition of existing building and erection of a 4-storey building with offices (Class B1) at ground floor level and 5 self-contained flats above (Class C3).

Relevant policies

Replacement UDP: SD6; H1; H7; H8; B1

Camden Planning Guidance: access; housing; daylight; Lifetime Homes; noise and vibration; res. development standards.

Assessment

Due to a legal constraint not known to the applicants when the previous application was submitted, minor amendments to the approved scheme are required. The legal constraint requires the building to be set back 5m from the face of the railway retaining wall parapet. As a consequence, the overall area of the building footprint has been reduced. The rear building lines of the proposed building remain the same as approved i.e. it does not move any closer to either Ainsdale or Stalbridge House – the parts of the front of the building that, as approved, encroached within the 5m safeguarding line of the railway have been “shaved off”. This results in a small reduction in the approved floorspace and elevational changes to the front of the building. Alterations are summarised as follows:

1. There is a slight reduction in the floor area of 4 of the 5 residential units:

	<u>Approved</u>	<u>Revised</u>
Flat 1	88m ²	83.6m ²
Flat 2	82m ²	77.3m ²
Flat 3	88m ²	83.6m ²
Flat 4	82m ²	77.3m ²
<u>Totals</u>	456m ²	435m ²

Floorspace for the penthouse and office use remain as approved. Floorspace of flats reduced in size still meets residential standards.

2. Minor amendments to the elevations and sections are proposed to reflect changes to the plans. The height, materials and general massing remain as approved.

The footprint of the building proposed would form an ‘L’ shape; one elevation (west) parallel with garages to the flats opposite, the other (south) facing Ainsdale. North elevations face the rail tracks and north/east elevations overlook the courtyard of the site and rail tracks. Each wing of the building is approximately 6.5m (w); both would be pulled back by 0.7m.

The north elevation fenestration would be reduced in width by 0.3m on one side, and increased by 0.2m on the other. The width of north/east elevation fenestration would be reduced by 0.2m on both sides.

All other aspects of the scheme remain as approved, and these changes do not have any implications for policy, relevant guidance or residential amenity.

The S.106 Agreement will be updated (revised drawing numbers) by a Deed of Variation.

Recommend approval

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613