

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	01/04/2009
		N/A	Consultation Expiry Date:	13/03/2009
Officer			Application Number(s)	
Bethany Arbery			2008/5010/P	
Application Address			Drawing Numbers	
69 - 75 Stanhope Street London NW1 3LD			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Amendments to planning permission dated 25/10/07 (2006/4773/P) for erection of 2-storey front extension, installation of a projecting roof light and alterations to the elevations of the youth centre to form an integrated youth and community centre (Class D1) namely, removal of overhang at first floor level, alterations to ground floor level entrance area including installation of roller shutters, elevational changes at ground and first floor level on all elevations, including removal of proposed mesh shutters at ground floor level and alterations to rooflights (includes details of first floor level polycarbonate cladding).				
Recommendation(s):		Grant conditional permission subject to a Deed of Variation.		
Application Type:		Full Planning Permission		

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	110	No. of responses No. Electronic	01 00	No. of objections	01
Summary of consultation responses:	<p>Two site notices were displayed from 05/02/09 to 26/02/09.</p> <p>Adjoining owners/occupiers The occupier of Flat 1, 58 Stanhope Street has advised that they have no objection to the proposal so long as the building works are carried out within the times specified by Camden Council and the amendments do not result in any noise pollution when completed.</p>					
Local groups comments:	<p>Local Groups No response received.</p>					
Site Description						
<p>The application site is 69-75 Stanhope Street; a 2-storey 1960s detached building located on the west side of the street. The building is in use as the Samuel Lithgow Youth Centre (Class D1). The building is surrounded on all four sides by residential properties although further east there is a large office building on the corner with William Street and buildings occupied by UCL further south. The building is not listed and the site is not located within a conservation area. The buildings at 48-52 Stanhope Street, south-west of the site, are Grade II listed.</p>						
Relevant History						
<p>8400661 Planning permission was granted on 20/06/84 for temporary use of part of the forecourt for the siting of two market stalls.</p> <p>8500871 Planning permission was granted on 19/09/85 for the continued use of part of the forecourt for the siting of two market stalls for a further temporary period.</p> <p>PSX0004335 Planning permission was granted on 11/07/00 for the installation of a new canopy over the front entrance to replace existing canopy together with the provision of a disabled access ramp.</p> <p>2006/4773/P Planning permission was granted subject to a S106 agreement on 25/10/07 for the erection of 2-storey front extension, installation of a projecting roof light and alterations to the elevations of the youth centre to form an integrated youth and community centre (Class D1). The S106 agreement was to secure associated highways works.</p> <p>2008/4836/P Details of cycle storage area pursuant to condition 5 attached to planning permission dated on 25th October</p>						

2007 (ref:2006/4773/P) for erection of 2-storey front extension, installation of a projecting roof light and alterations to the elevations of the youth centre to form an integrated youth and community centre (Class D1) were approved on 09/12/08. The approved details are the same as those shown on the drawings submitted as part of the current application.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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.

London Borough of Camden adopted Unitary Development Plan 2006

S1/S2 - Sustainable development
SD1 - Quality of life
SD6 - Amenity for occupiers and neighbours
SD7 - Light, noise and vibration pollution
B1 - General design principles
B3 - Alterations and extensions
T3 - Pedestrians and cycling
T12 - Works to highway
C1 - New community uses

Camden Planning Guidance 2006

Assessment

Note: This application was reported to Members Briefing in August 2009. Members agreed to the application being approved under delegated powers. The application included replacing the approved polycarbonate cladding with a GRP cladding. The applicant has since advised that they do not intend to amend the first floor level cladding as originally proposed. It is now intended to install the approved polycarbonate cladding. As the deed of variation had not yet been completed and the permission issued it was considered that it should be amended to reflect this change. No further consultation was required since the proposal merely seeks to revert to a material already approved.

Planning permission was granted in 2007 for the erection of an extension to the existing building in connection with its refurbishment for continued use as a youth centre. The building is rather run-down and the facilities provided are out-dated. Big Lottery Funding has been secured in order to make improvements to the facility for the benefit of the local community. These works are currently underway on-site. Following the grant of planning permission the detailed design of the project has been worked up further and this has resulted in a number of changes to the proposed scheme.

The current application seeks planning permission for these amendments.

- Alterations to rooflights (long one omitted);
- Removal of first floor level extension 300mm overhang;
- Alterations to first floor level openings on all elevations;
- Alterations to ground floor level openings (reduction in extent of glazing) on east elevation;
- New opening on west elevation at ground floor level to provide access to play court;

- Minor alterations to ground floor level openings on north and south elevations;
- Removal of mesh shutters at ground floor level;
- Alterations to ground floor level entrance area;
- New roller shutters to front elevation entrance area; and
- Omission of changes to remove recessed entrance on south elevation.

As there has been no change in circumstance or policy since the previous application was decided only the revised elements of the proposal are require reassessment.

Design

The proposal includes alterations to the form of the first floor level extension by omitting the 300mm overhang and the proportions of the ground floor level entrance area. It also includes changes to the window openings, elevational detailing and alterations to the rooflights. The proposed changes to the form of the building and the detailed design have resulted in a more subtle design than original proposal. The loss of the overhang is particularly regrettable as this did add to the visual interest and depth of the elevation. Nonetheless, the proposed development continues to make a significant improvement to the appearance of the existing building which is of low architectural quality and the surrounding area.

The proposed roller shutters would result in deadening of the front elevation and reduce the visual appeal of the building, but the need for security in the area is understood. The use of an open brickwork grille is welcomed. The grille has been designed to roll into the soffit with side channels recessed into the brickwork so that the shutters and their fixings would be invisible during the day; this is considered to be acceptable.

Amenity

The proposed changes do not increase the height, bulk or mass of the proposed extension and therefore would not impact on light or outlook to neighbouring residential properties.

The proposed elevational changes include alterations to window openings. The proposed amendments include alterations to the location and extent of glazing on the east elevation. On the rear (west) elevation the existing windows are being replaced, but the window openings remain the same size and are high level openings affording no view. The new solid door at ground floor level provides access into the play area. There are changes to the openings on the side elevations (north and south), but there is no significant increase in the extent of glazing. The proposed elevational changes to the south and west elevation will not result in any significant increase in overlooking and therefore it is not considered necessary to condition that any of these openings be obscure glazed. The original permission required that all openings on the north and east elevation be obscure glazed (condition 7). If this was applied again there would obviously no impact on privacy of neighbouring properties. The applicant has asked the Council to reconsider the extent of obscure glazing required by condition and this is dealt with below.

Crime Prevention

The approved scheme included the provision of a recessed main entrance to the Youth Centre off Stanhope Street. The sheltered space provides an ideal spot for rough sleepers and a potential crime hotspot. The proposed scheme continues to include the recessed entrance area, although it is slightly different in form. The applicant proposes to install roller shutters between the block piers to enclose the space at night. It would be preferable for the potential for crime to be designed out rather than having to tack on security measures as an after thought. However, given that the recessed entrance has already been approved and anti-social and criminal behaviour is prevalent in this location it is considered that roller shutters would be a desirable solution. The applicant has advised that the shutters will be an open brickwork grille which will allow views through preventing a dead frontage and minimising the opportunity for graffiti. The original proposal included replacement of a door on the south elevation so that it was set flush with the elevation rather than recessed.

This element of the proposal has been omitted, which is regrettable, but since it merely maintains the status quo this is considered acceptable.

The applicant has asked that further consideration be given to the conditions which were imposed on the original permission; in particular conditions 2, 3 and 7. Conditions 1, 4 and 6 are all considered to be relevant to the revised proposal and are unaffected by the proposed changes; these cover the time-frame for development, noise from the premises and a matching materials condition (these are now conditions 1, 2, and 4). Condition 5, which related to the provision of cycle storage, has already been discharged (2008/4836/P). The approved cycle parking is shown on the drawings submitted in support of the current application. A revised condition should be imposed requiring that the cycle parking shown on the approved drawings be provided prior to use of the Youth Centre (now condition 3).

Condition 2

This required the submission of a sample panel of facing materials for the proposed extension. The applicant has provided a sample panel as part of the latest submission and would like to discharge this condition as part of the current application.

- Blue grey engineering brick
- Polycarbonate cladding set in front of plywood panels in a mix of coloured finishes.

The proposed materials are considered to be acceptable. It is preferable that a contrasting brick be used rather than seeking to match the rather uninspiring brick of the existing building. The blue/black brick has a robust and contemporary feel which is appropriate. The proposed cladding is playful incorporating colour and will add to the visual interest of the building in views along the street.

Condition 3

In the applicant's opinion, Condition 3 is no longer required as a result of the proposed design changes. Condition 3 required the submission of details of the mesh shutters. Since the mesh shutters no longer form part of the proposed development, it is logical that the condition be removed from the revised planning permission.

Condition 7

This condition requires that all new windows and areas of glazing on the north and east elevations are obscure glazed and permanently fixed shut. The applicant considers that this condition is unreasonably onerous and has asked that further consideration be given to the necessity for all the windows on these elevations to be obscured.

The windows in the east elevation face onto Stanhope Street and are 13m from the properties located on the opposite side of Stanhope Street. This is below the 18m that is recommended in Camden Planning Guidance (2006) in order to retain privacy. However, the relationship, which is a street width apart, is not that unusual. The existing elevation has clear glazed windows at ground and first floor level. The approved elevation included extensive large areas of glazing on this elevation at ground and first floor level. The revised proposal retains two large glazed openings at first floor level, but only has 3 more modest sized openings at ground floor level. It is considered reasonable that the large first floor level windows be obscure glazed (and fixed shut or fitted with 100mm restrictors), since these will have far more significant view towards the residential properties on the opposite side of the street than the existing first floor level openings and do not conform to the guideline distance in the CPG. It is considered that the openings at ground floor level, which are not unusually large, and in fact are less extensive than the existing glazing, should be allowed to be clear glazed. It is considered that the increased closeness with the neighbouring residential properties is offset by the reduction in glazing. All the windows on the east elevation, but within the recessed entrance area, are more than 18m from the properties on the opposite side of Stanhope Street.

The windows in the north elevation face onto the rear of properties on William Road. There are 13m between the openings. The existing elevation has a mix of clear and obscure glazed windows. The ground and first floor level windows to the east side of the elevation are predominantly clear, although the first floor window has some obscure glazed panels. The ground and first floor level windows to the west side of the elevation are clear louvres or obscure glazed. The approved scheme required that all windows on this elevation, including the replacement windows in the existing openings, be obscure glazed. This is considered to be unreasonable given the existing situation on site. It is considered that the proposed new first floor level large window should be obscure glazed as this would clearly increase overlooking to the neighbouring properties. The ground and first floor level windows to the east of the elevation should be allowed to be clear glazed in view of the existing situation on site and that there is no increase in the size of these openings. The ground and first floor level windows to the west of the elevation should be obscure glazed since the existing openings do not allow views out (louvred or obscured). As the latter windows are to serve toilets and showers this was the applicant's intention. In all cases where obscure glazing is to be provided the windows are to be fixed shut or fitted with a 100mm restrictor. All the windows on the north elevation, but within the recessed entrance area are more than 18m from the rear of the properties on William Road.

Recommendation: Grant conditional permission.