

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/08/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/08/09	
<b>Officer</b>				<b>Application Number(s)</b>			
Aysegul Olcar-Chamberlin				2009/2808/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Walkden House 10 Melton Street London NW1 2EJ				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a fenced dog holding area in the car park of existing offices (Class B1).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>01</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A site notice was displayed from 21/07/09 to 11/08/09.  No response has been received.					
<b>Local groups comments:</b>		No response has been received.					
<b>Site Description</b>							
The application relates to an 'L' shaped 4-storey plus basement level office building with a car park on the west side of Melton Road at the corner of Euston Street and Melton Street. The rear of the application site faces onto Stephenson Way. The car park at the rear of the office building is accessible via Euston Street.  The site is not in a conservation area but the south side of the application site joins to the Bloomsbury conservation area and a Grade II listed building.							
<b>Relevant History</b>							
None							

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

SD1 – Quality of life;

SD6 – Amenity for occupiers and neighbours;

B1 – General design principles;

B3 – Alterations and extensions; and

T9 – Impact of parking

### Camden Planning Guidance 2006

## Assessment

The proposal is for the erection of a fenced dog holding area in the car park of existing office building, which is to be taken over by 'Guide Dogs for the Blind Association'. The fenced area will be used as a 'dog spend' where dogs can be let off. This area will not be used for breeding or kennelling dogs. It would be ancillary to the applicant's core business.

The main issues are the impact of the proposed fenced area on the appearance and the character of the area, the amenities of the neighbouring properties and transport conditions.

### Design and Appearance

The proposed fencing would be 1.2m above the relevant ground level and will enclose an area of 4.41sqm. It would have a timber gate and timber framed chain-links.

The proposed fenced area would be immediately adjacent to the pavement around the existing building, and close to the rear entrance of the building. It would be screened by the high boundary wall on the rear boundary of the application site and the Euston Street frontage of the existing building. Given the size, height and location of the proposed fencing, the high rear boundary wall of the site and the fact that the siting and bulk of the existing building helps to visually absorb the proposed fenced area, the proposal would not be visible from public realm.

It is considered that the proposal would be a small addition to the site and would not harm the appearance and character of the existing building and the surrounding area and would be acceptable in design terms.

### Amenity

There are office buildings on the adjoining and opposite sites. The closest residential property is located opposite the Euston Street frontage of the existing building within approximately 46m from the proposed location for the fenced area.

As there are no immediately adjoining residential properties to the application site, the proposal is considered not to raise any significant amenity issues which would be detrimental to the nearby residential properties. Thus, the proposal is in accordance with policy SD6 of the UDP.

### Transport

The application site is within approximately 60m of Euston station and is easily accessible from the public transport networks.

The proposed fenced area would result in the loss of one car parking bay at the corner. During the site visit, it was noted that there were number of empty car parking bays and there is an alternative space that could be used for an additional parking bay adjacent to that corner bay in the car park. Notwithstanding, there is no objection in principle to the loss of private off-street car parking space.

Taking into account the location of the application site and the size of the car park, it is considered that the proposal would not be likely to worsen the existing transport conditions in the area.

**Recommendation:** It is considered that the proposal would be in accordance with the relevant policies and guidance, and therefore that planning permission should be granted.

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