

Delegated Report		Analysis sheet		Expiry Date:		20/07/2009	
		N/A		Consultation Expiry Date:		03/07/2009	
Officer				Application Number(s)			
Eimear Heavey				2009/1806/P			
Application Address				Drawing Numbers			
1 - 5 Midford Place London W1T 5BQ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of all windows with double glazed windows to the front and rear elevations and the installation of aluminium frames at ground floor level (front elevation), installation of automatically opening smoke vents to the rear elevation and modification of existing roof by removing flank areas to accommodate an open plant room, to existing office.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 12/06/2009 until 03/07/2009 - No replies to date.					
CAAC/Local groups* comments: *Please Specify		The application site is not located within a Conservation Area. Local Groups No reply to date.					
Site Description							
The application site comprises a 5 storey property situated on the southern side of Midford Place, just off Tottenham Court Road. The front elevation of the property faces Midford Place whilst the rear elevation backs on to Maple Street. The property is currently vacant but was previously used as a design studio. The building is not listed, nor is it located within a Conservation Area.							
Relevant History							
PS9804242R1 – Planning permission was granted in May 1998 for conversion of the third floor offices and loft space above to a self contained residential unit.							
PSX0004870 – Planning permission was granted in Sept 2000 for the installation of a new facade at ground floor level.							

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

- SD1 Quality of life
- SD6 Amenity for occupiers and neighbours
- SD7 Light, noise and vibration pollution
- B1 General Design Principles
- B3 Alterations and Extensions
- Appendix 1 – Noise and vibration thresholds

Camden Planning Guidance 2006

Assessment

Proposal

Planning permission is sought for the replacement of all windows with double glazed windows to the front and rear elevations and the installation of aluminium frames at ground floor level (front elevation), installation of automatically opening smoke vents to the rear elevation and modification of existing roof by removing flank areas to accommodate an open plant room, to existing office.

Main planning considerations

- Acceptability of the proposal and its potential impacts on the original building and on the surrounding area;
- Impacts of the proposal on neighbour amenity;

Design Issues

It is proposed to replace all the windows to the front and rear elevations with self cleaning double glazed windows of similar design. It is also proposed to remove the existing single glazed bolted glass frontage at ground floor level and replace it with an aluminium and glazed screen frontage, incorporating a main entrance door and an escape door (with louvres). New lighting and illuminated glass will also be incorporated into the new frontage.

It is proposed to install automatically opening smoke vents to the rear elevation of the property, which faces Maple Street and to also incorporate 'brise soleil' (fixed horizontal louvres) which will help prevent the building from overheating during summer months. With regards to the roof of the building, it is proposed to remove the flank areas in order to accommodate an open plant room. This area is not visible from the public realm and will therefore not impact adversely upon the original building or the surrounding area.

It is considered that the proposed changes to the property are similar to what is existing and are therefore acceptable and in keeping with the character and appearance of the original building and the surrounding area.

Amenity

It is considered that the proposed changes in fenestration to the front and rear elevations will not adversely impact upon neighbour amenity with regards to loss of privacy, overlooking, sense of bulk or loss of sunlight or daylight.

The applicants have submitted an acoustic report relative to the proposed use of plant at this location and this has been considered by the Council's Environmental Health team who have no objection as the report demonstrates that Camden's noise criteria have been met. The proposed development is therefore in accordance with the provisions of Policy SD6 and SD7 of the UDP 2006.

Conclusion

The proposed alterations to the property are considered to be acceptable and in keeping with the original building and the surrounding area. The Council's noise criteria have been met with regards to the proposed plant at roof level. In light of this the proposed development is considered to be appropriate in terms of design and amenity and accords with the provisions of the UDP and Camden Planning Guidance 2006.

Recommendation: Grant conditional planning permission.

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