

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>25/05/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>13/05/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/1604/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
201-203 & 201C Camden Road London NW1 9AA				Please refer to 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>							
Retention of the ground floor level conservatory extension and external metal staircase to the rear of the building.							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice expired on the 13/05/2009 – no responses received.					
<b>Local groups comments:</b>		N/A					
<b>Site Description</b>							
The site is located on the north side of the junction of Camden Road and Torriano Avenue. The site comprises two buildings. The three storey building fronting Camden Road comprises a pair of semi-detached properties in use as a hotel. The building fronting Torriano Avenue is divided into flats. The properties are not in a conservation area and are not listed.							
The application relates to the building fronting Camden Road in use as a hotel.							

## Relevant History

### 201-203 Camden Road

25/10/01 – **p.p. granted** (PEX0100528) for the continued permanent use as a hostel in non-compliance with condition attached to the planning permission dated 1/11/1996 (Reg.No.P96000272) restricting the duration of the use until 1st November 2001.

21/05/02 – **p.p. refused** (PEX0200215) for the installation of dormer windows on front, rear and side elevations in connection with the conversion of the roofspace to provide additional hostel space together with alterations to fenestration on the front and rear elevations

03/09/02 – **p.p. granted** (PEX0200678) for the installation of rooflights on front, rear and side elevations in connection with the conversion of the roofspace to provide additional hostel space together with alterations to fenestration on the front and rear elevations.

03/11/08 – **Enforcement investigation** opened regarding a conservatory between 201C and 201-203 Camden Road.

04/02/09 – **p.p. refused and warning of prosecution action to be taken** (2008/3390/A) for the continued display of one no. internally illuminated, free standing sign within the forecourt.

10/03/09 – **p.p. refused and warning of prosecution action to be taken** (2009/0279/P) for the retention of conservatory extension, covered external metal staircase and fabric entrance canopies to existing hotel (Class C1). **Reason for refusal:** The staircase canopy enclosure on the rear elevation and the two awnings on the front elevation, by virtue of their location, detailed design and materials, have a detrimental impact on the character and appearance of the building and the character of the streetscene.

15/04/09 – **Enforcement Investigation** opened regarding the possible change of use from a hostel to a hotel.

2009/1223/A – **advertisement consent application registered** on the 30.04.2009 for the replacement of existing sign by new externally illuminated freestanding sign within forecourt for existing hotel (Class C1) [currently under determination].

### 201C Camden Road

16/07/04 – **p.p. refused** (2004/1347/P) for the erection of an additional storey to provide one residential unit and the sub division of existing maisonette into two residential units.

28/06/05 – **p.p. granted** (2005/1736/P) for the sub-division of existing 4-bedroom maisonette at ground and first floor levels into two x 2-bedroom residential flats, and the incorporation into the flat proposed at first floor level of an open rear terrace area.

11/01/06 – **p.p. refused** (2005/4852/P) for the erection of an additional second storey in association with the conversion from 2 x self-contained maisonettes to 4 x two bedroom flats (Class C3). **Appeal allowed** (ref: AOO/X5210/A/062011254).

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

### **Camden Planning Guidance Unitary Development Plan 2006**

SD6 – Amenity for occupiers and neighbour

B1 – General design principles

B3 – Alterations and extensions

### **Camden Planning Guidance 2006**

## Assessment

**Proposal:** Planning permission is sought for the retention of a conservatory located to the rear of 201-203 Camden Road in the area shared with 201A Camden Road used as a 'breakfast room'. The detached conservatory is approximately 6.5m wide, 8m deep and 4m high sloping to 2.5m adjacent to the boundary wall. The materials are painted masonry and UPVC double glazing with an obscure glazed roof.

An enforcement investigation has been opened into the lawful use of the building. It appears that a planning application has not been submitted for the change of use from a hostel to a hotel.

Permission is also sought for the retention of a metal staircase on the rear elevation of the building which allows external access from the raised ground floor of the hotel to the conservatory.

This application varies from the previous planning application (ref: 2009/0279/P) as the cover above the external staircase

and the fabric entrance canopies which were considered to have a detrimental impact on the character and appearance of the building and the character of the streetscene have been removed.

**Design:** The conservatory is positioned to the rear of the building adjacent to the boundary wall with the neighbouring property. The area to the rear of the hotel is hard surfaced and used as a parking area. It is considered the building has sensitively positioned to minimise its impact on the surrounding area. It is considered the proposed conservatory does not harm the character of the building or the surrounding area.

The rear staircase allows access from the main hotel building to the 'breakfast room'. The staircase ascends from ground floor to lower ground level. The staircase is partially screened from Torriano Avenue by the wooden boundary fence. It is considered the metal staircase does not dominate the rear elevation or detract from the character and appearance of the existing building or wider area.

**Amenity:** The conservatory is set away from the boundary wall with No. 205 and there is a 2.5m wall behind the conservatory. The proposed conservatory would extend above the boundary wall, however due to the scale and lightweight form it is not considered to be significantly harmful towards on the amenity of the adjacent property with regard to sunlight, daylight, outlook and privacy compared to the existing situation.

**Recommendation:** Approve planning permission

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