

Delegated Report		Analysis sheet		Expiry Date:		16/03/2009	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Parker				2008/5350/P			
Application Address				Drawing Numbers			
15A - 37 Camden High Street London NW1 7JE				See Draft Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of cycle storage and refuse and recycling storage pursuant to conditions 6 and 7 of planning permission dated 15th August 2008 (2008/0931/P) for alterations and extensions including the addition of a second floor extension and full height side extension, in association with the change of use from film studio, workshop (Class B1) and tattoo parlour (Class A1) to art gallery (Class D1) and 2x self-contained studio flats (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
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:		N/A					
CAAC/Local groups comments:		N/A					

Site Description

This backland site is located in the southern part of Camden Town Centre behind a 4 storey terrace on the west side of Camden High Street. Its primary frontage is onto Symes Mews. There is a secondary access to the site via a narrow road off Camden High Street, adjacent to No.15 Camden High Street. The site is within Camden Town Conservation Area. The existing buildings are not listed and do not adjoin any listed buildings. Nor are they noted as buildings making a positive contribution.

Relevant History

2008/0931/P

Alterations and extensions including the addition of a second floor extension and full height side extension, in association with the change of use from film studio, workshop (Class B1) and tattoo parlour (Class A1) to art gallery (Class D1) and 2x self-contained studio flats (Class C3). **Granted** 15/08/08.

2008/5463/P

Detailed drawings and materials pursuant to Conditions 2 attached to planning permission granted subject to a section 106 legal agreement dated 15th August 2008 (2008/0931/P) for alterations and extensions including the addition of a second floor extension and full height side extension, in association with the change of use from film studio, workshop (Class B1) and tattoo parlour (Class A1) to art gallery (Class D1) and 2x self-contained studio flats (Class C3). **Approved** 23/01/09.

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.

Replacement Unitary Development Plan 2006

- T3 – Pedestrians and Cycling
- SD6 - Neighbourhood Amenity

Camden Planning Guidance 2006

Assessment

Planning permission was granted in 2008 for change of use of the building to a mixed use of art gallery and residential accommodation. Conditions were attached to the permission including those requiring the submission of further details of refuse, recycling and bike storage (conditions 6 and 7) to service both the uses.

The applicants have submitted drawings showing ten bike spaces within the rear courtyard. These take the form of 'Sheffield Style Stands' set 1m apart. The proposed location for the bike store is not ideal as it is not easily accessible to the occupiers of the flats and this may discourage them from making use of the facility, nor are they readily apparent to visitors to the gallery. However, there are limited alternative locations for the facility given the limited open space within the site. The proposed location is therefore accepted, however, the applicant should be advised by informative that were they able to find space to provide this facility internally near to the entrances this would be preferable.

The proposed bin store is also located to the rear of the building accessible by the road off Camden High Street. This location is not ideal for the same reasons as the bike store, but again it is accepted that there are limited alternative locations. There is sufficient space to accommodate bins for refuse and recycling for the gallery and the flats.

Recommendation: Approve details.

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