

Delegated Report		Analysis sheet		Expiry Date:	10/03/2009	
		N/A / attached		Consultation Expiry Date:	04/03/2009	
Officer			Application Number(s)			
Elizabeth Beaumont			2009/0279/P			
Application Address			Drawing Numbers			
201 - 203 & 201C Camden Road London NW1 9AA			Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Retention of conservatory extension, covered external metal staircase and fabric entrance canopies to existing hotel (Class C1)						
Recommendation(s):		Refusal				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		Site notice expired on the 04/03/09 – no responses received				
CAAC/Local groups comments:		N/A				

Site Description
The site is located on the north side of the junction of Camden Road and Torriano Avenue. The site comprises two buildings, the building facing onto Camden Road is three storeys and in use as a hotel. The other building fronts onto Torriano Avenue and is in residential (Class C3) use. Neither property is listed or in a conservation area.
Relevant History
<p>201-203 Camden Road 25/10/2001 – p.p. granted 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.</p> <p>21/05/2002 – p.p. refused 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</p> <p>03/09/02 – p.p. approved 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</p>

rear elevations.

03/11/2008 – Enforcement investigation opened regarding a conservatory between 201C and 201-203 Camden Road.

04/02/2009 – p.p. refused and warning of prosecution action to be taken for the continued display of one no. internally illuminated, free standing sign within the forecourt.

201C Camden Road

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

28/06/2005 – p.p. granted 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.

11/01/2006 – p.p. refused 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).

Relevant policies

SD6 (Amenity for occupiers and neighbours)

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' for the hotel. 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.

Permission is also sought for the retention of a white metal external staircase with fabric cover to the rear of the property which allows access to the from the ground floor of the hotel to the conservatory used as a breakfast room in the garden at lower ground level. A UVPC sash style window has been replaced with a UVPC door. The proposal includes the retention of fabric covers above the two main entrances on the front elevation of the building.

Design

The conservatory is positioned to the rear of the hotel 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 been carefully located 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 proposed canopies are positioned above the two porches on the front of the hotel. The two entrances are at upper ground level and accessed via steps. The entrances are covered by existing porches. It is considered the awnings are poorly designed and out of scale with the building. It is considered the awnings dominate the front elevation and detract from the architectural features of building. It is considered the awnings harm the character of the building and character and appearance of the wider streetscene.

The rear staircase allows access from the hotel to the 'breakfast room' with a fabric cover to allow use in any weather. The staircase ascends from ground floor to lower ground level. It is considered the metal staircase itself is not detrimental to the character of the existing building. It is proposed to replace the cover above the staircase with one to match the rear façade. It is considered the canopy is an unsympathetic alteration which dominates the rear elevation. The canopy is visible from the street. The proposed materials are not of a high quality and are considered to detract from the architectural integrity of the building. It considered that the staircase canopy enclosure have a detrimental impact on the character of the building and the character and appearance of the streetscene.

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.

Recommendations:

- a) Refuse planning permission and

b) authorise enforcement action

That the Head of Legal Services be instructed to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990, as amended, and, in the event of non compliance with the Notice, the Head of Legal Services be authorised to commence legal proceedings under Section 179 of the Act or other appropriate power and/or the Director of the Culture and Environment Department be authorised to take direct action under Section 178 of the Act to secure compliance with the Notice.

The Notice shall allege the following breach of planning control: The unauthorized installation of two awnings on the front elevation and the staircase canopy above the staircase on the rear elevation of the property.

The Notice shall require that within a period of three months of the Notice taking effect, the awnings and canopy be removed and the building to made good.

The Notice shall specify the reason why the Council considers it expedient to issue the notice-

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, and are contrary to policies B1 (General Design Principles) and B3 (Extensions and alterations) of the London Borough Replacement Unitary Development Plan 2006.

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