

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 23<sup>rd</sup> March 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>27/02/2009</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>12/03/2009</b>
<b>Officer</b>		<b>Application Number(s)</b>		
Hannah Parker		2008/5762/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
1 Auden Place Manley Street London NW1 8NA		See 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>				
Insertion of a mezzanine at second floor level, creation of a roof terrace with glazed balustrading and erection of a new stair element on the second and third floor to provide access to the mezzanine and the roof terrace for the existing nursery.				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>16</b>	No. of responses	<b>06</b>	No. of objections	<b>04</b>
Summary of consultation responses:	<p>Letters of support were received from 4 Auden Place, 3 Auden Place 29 Auden Place. The following points were raised:</p> <ul style="list-style-type: none"> <li>• The roof terrace should be safe for children with adequate shelter from the sun.</li> <li>• There is a need for more nursery spaces for children, which enables more parents to go to work.</li> <li>• It is lovely to hear the children laughing, singing crying and enjoying themselves.</li> </ul> <p>Objections have been received from 87 Auden Place, 63 Auden Place, 86 Auden Place and 47 Auden Place raising the following concerns.</p> <ul style="list-style-type: none"> <li>• Security worries</li> <li>• Loss of privacy</li> <li>• Children would be playing close to residential windows</li> <li>• Concern that a roof terrace could be considered as possible outside space for children</li> <li>• Would expect the development to offset this with an offer of double glazing for residents.</li> <li>• Intended function of the building was as a community centre.</li> <li>• Staff in past took children to park to play outside.</li> <li>• Shared space in internal courtyard currently used 12:30 – 1pm. Some residents don't like this.</li> <li>• Increased noise and disturbance</li> <li>• The management of nursery is aggressive and confrontational</li> <li>• The building is above capacity</li> <li>• Lack of consultation</li> <li>• Entrance changed to court yard, increasing traffic to shared area</li> <li>• Overall impingement to residential area</li> <li>• Many people work from home on the estate.</li> </ul>					
	<p><b>Primrose Hill CAAC</b> No Objection in principle, but advise that the new glazing should be uncoloured, better to suit the characteristics of the existing building, where the colour of the brick is the most important element in the design. The glazing, both for the enclosure and roof-top guard rail, should be translucent, to protect the security of the children.</p> <p><b>Auden Place Tenants' Association (APTA).</b> The APTA has not been formally consulted regarding this application. It therefore</p>					

	<p>has not been discussed at the recent general meeting. Some tenants have received a letter others have not. This may lead to unnecessary divergence of views, whereas the committee may have been able to give greater support to the nursery plans. These are a considerable departure, with far reaching implications for residents, especially regarding acoustics. Further consultation should therefore be undertaken.</p>
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## Site Description

A part 2-storey, part 3-storey building situated on the south side of Auden Place south of the junction with Manley Street and Chalcot Road. The building abuts and forms part of the residential developments nos.1-88 Auden Place. The building is within the Primrose Hill conservation area and is not listed.

## Relevant History

2007/1335/P Auden Place Grant Aided Nursery 1 Auden Place Installation of an awning to the south elevation of nursery building (D1). Granted 20/09/2007

## 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.

### **Replacement Unitary Development Plan 2006:**

S1/S2 –Sustainable development  
B1 –General design principles  
B3 –Alterations and extensions  
B7 –Conservation areas  
SD6 Neighbourhood Amenity

Camden Planning Guidance

## Assessment

The proposal is for the creation of a roof garden and associated glass balustrade, accessed via a stairway in a proposed extension. This extension would infill a gap between two existing segments of the building. The glass on the roof top balustrade will be obscured and at a height of 1500mm and set back approximately 400mm from the roof edge. A stainless steel handrail would be positioned all around. The extension would have a zinc roof and be clad 'reglit' glass panels.

A first floor internal mezzanine is also proposed that does not require planning permission.

### Main Considerations

- Impact on a host building and conservation area
- Neighbourhood Amenity

### Impact on a host building and the conservation area

The nursery is the centre of the Auden Place Estate and the roof terrace and associated works will be in a highly visible position. It is however, considered that no undue harm would be caused to the host building and its surrounds.

The proposed works are considered acceptable as it would not significantly add bulk or unbalance the architectural composition of the building. It is considered that due to its set back position and non obtrusive obscured glass appearance, significant attention will not be drawn to the development. The building has an existing flat roof so the only proposed visual changes would be the timber decking and balustrade. The main increase in height comes from the roof extension to allow access onto the terrace. This is considered acceptable due to the current form of the building. It will not spoil the architectural integrity of the building or alter the proportions of the host building as it would partially infill an existing gap in the structure. The proposed cladding would assist in ensuring the extension reads as a subservient addition to the host building.

It is not considered that the character of the Primrose Hill Conservation Area would be harmed as the alterations are to a relatively modern building within the conservation area. There are no buildings of significant historical interest in proximity and so inappropriate context is not a concern.

The proposal is compliant to Policy B1, B3 and B7 of the Camden Unitary Development Plan.

### Neighbourhood amenity

Privacy and loss of light: It is considered that because the roof garden will be located on the second floor roof which is above the height of the surrounding properties there will be no significant impact on neighbourhood amenity. The increase in height to allow access to the roof terrace is not considered to cause issues in terms of outlook or overshadowing. The roof terrace balustrade itself as already mentioned is obscured, set back and at a height of 1.5m would serve to limit harm to neighbour privacy. It is acknowledged that an adult of average height would be able to see over a 1.5m screen if they were standing adjacent to it. However, it is not considered that there are any residential windows close enough to the site that would be so severely affected by such transitory overlooking as to require the raising of the height of the screen.

Noise and disturbance: The concerns of neighbours regarding noise from the nursery, and the potential for an increase in disturbance following approval of the scheme, are noted. However, given the nature of the premises, such noise would only occur during the day, and then only at times when the rooftop garden was in use. Noise from children playing is difficult to quantify, but it is considered that the garden's rooftop location

with solid sides would deflect noise upwards and away from neighbouring residential properties. Furthermore, outdoor activities already take place at the premise at ground floor level, which would be displaced to the new location. On balance, it is not considered that the noise from the use of the rooftop garden would have such an adverse impact on neighbourhood amenity to warrant refusal. A precautionary condition is recommended to restrict use of the terrace to the daytime.

Therefore, it is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, noise or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

**Recommendation:** Grant planning permission.