

| | | | | | | | |
|--|----------------------------|--|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 17/10/2007 | |
| | | N/A | | Consultation Expiry Date: | | 27/09/2007 | |
| Officer | | | | Application Number(s) | | | |
| Matthew Durling | | | | 2007/3838/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 251-259 Camden High Street London NW1 7BU | | | | See decision notice. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of a first floor level steel walkway with balustrade to the rear of Nos. 253-259 to facilitate access to 4 self-contained flats at first and second floor levels, plus installation of windows and doors to the rear elevation. | | | | | | | |
| Recommendation(s): | | Grant conditional permission subject to Section 106 agreement | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 11 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Adjoining occupiers/owners No responses received to date. | | | | | |
| CAAC comments/Local groups | | The site is not located within a Conservation Area. Local Groups No responses received to date. | | | | | |

Site Description

The site comprises 5 three-storey terraced buildings on the west side of Camden High Street. The ground floors are all in independent retail use. The upper two floors of 251 are in use as a single residential unit. The upper two floors of 253-259 are currently vacant. The site is not located within a Conservation Area.

Relevant History

253 Camden High Street:

No relevant history.

253 Camden High Street:

06/10/1958: PP *granted* (ref. TP82261/7366) for continued use, for a limited period, of the first and second floors of No. 253 Camden High Street, St. Pancras, for storage purposes in connection with the ground floor shop.

18/09/2001: PP *granted* (ref. PEX0100425) for ground floor rear extension for retail use.

255 Camden High Street:

09/01/1998: PP *granted* (ref. PE9700920) for the erection of a new flat roof over an existing rear extension.

257 Camden High Street:

28/07/1971: PP *granted* (ref. 11276) for use of the first and second floors of 257 Camden High Street, N.W.1, as office and storage and rear part of ground floor for industrial purposes ancillary to the retail use of the ground floor.

259 Camden High Street:

No relevant history.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan (2006)

S1/S2 Sustainable development

SD2 Planning obligations

SD6 Amenity for occupiers and neighbours

H1 New housing

H7 Lifetime homes

H8 Mix of units

T3 Pedestrians and cycling

T8 Car-free housing and car-capped housing

T9 Impact of parking

Camden Planning Guidance (2006)

Assessment

Proposal:

Permission is sought for the following development:

1. Provision of 4 x two-bedroom residential units.
2. Erection of an external staircase and walkway to the rear of 253-259 to facilitate access to the upper floors of the buildings;
3. Installation of windows and doors to the rear elevation;

The main issues requiring assessment include the acceptability of the use of the upper floors as residential accommodation, the standard of residential accommodation proposed and the impact of the development on the local transport infrastructure, plus the visual impact of the external alterations on the appearance of the building and the impact of the development on the amenities of adjoining occupiers.

Assessment:

1. The upper floors of Nos. 253-259 are currently vacant and as existing have no access (all staircases have been removed). There is an existing self-contained maisonette at 251. Although there is no planning history relating to the use of the upper floors of these properties

as residential, there are Council Tax records that show maisonettes existed at 255 and 259 until 2000. A residential unit at 257 also ceased paying Council Tax in 1999. There are no records relating to 253.

Although the exact nature and lawful use of these units is not certain, the principle of the creation of four self-contained residential units is consistent with policy H1 and is considered acceptable in principle. It is proposed to create four two-bedroom maisonettes within each building. As these buildings are separate from each other and by virtue of the physical constraints of the site (including the absence of any outdoor amenity space) it would not be reasonable to insist on the provision of a mix of unit sizes. Whilst each maisonette will have a total floorspace area of 55.04sqm; 6sqm below the recommended minimum for a 3-person unit, all bedrooms do meet the minimum recommended room sizes. All rooms will have access to good levels of natural light and ventilation and are considered to provide a good standard of residential accommodation. The location of the proposed maisonettes in existing buildings at first and second floor does preclude the incorporation of level access. Notwithstanding this, the development is considered to comply with Part M of the Building Regulations such that the access arrangements are not made any worse. It is recommended that an informative be added to encourage the applicant to incorporate as many Lifetime Homes standards as possible.

The site is located in Camden Town and has a PTAL of 6A, meaning it benefits from excellent accessibility to a range of local public transport. The site is also located within a CPZ, which has a ratio of parking permits to available parking bays of 1:16. In order to prevent the creation of additional demand for on-street parking it is recommended that the new units (Nos. 253-259) be made car-free through a Section 108 legal agreement.

Whilst compliance with policy T3 would require the provision of 4 cycle storage/parking spaces, it is considered that this could be waived by virtue of the physical constraints of the site. It would not be feasible to accommodate cycle storage on the proposed walkway, and as the proposal is for the small-scale conversion of an existing building and not a new build, the scheme cannot be easily altered to accommodate cycle parking.

2. The erection of a steel staircase and walkway with balustrade to the rear of nos. 251-259 is considered acceptable in principle. The staircase would be erected to the rear of 251 (through which access is provided to Camden High Street) and the walkway would be located over the existing first floor level rear extensions to run parallel with the rear elevations of 253-259. The rear of the terrace has been substantially altered in the past and retains no integrity in terms of form or design. This simple addition would not be visible from the public realm and would not be harmful to the appearance of the terrace.

The proposed walkway would not facilitate any harmful level of overlooking into the habitable rooms of any adjoining occupiers. The only windows that would be affected serve staircases within the proposed units and also within the existing unit at 251. At its closest point, the proposed walkway would be located approximately 10m from the terrace to the rear of 3 Jamestown Road. This terrace is however already significantly overlooked by an existing terrace and windows to the rear of 263 and this proposal would not cause any unreasonable additional harm.

3. The installation of windows and doors in the rear elevations of 251-259 is also considered acceptable in principle. The alterations will be modest in scale and sympathetic in terms of design and materials.

Recommendation: Grant subject to a Section 106 legal agreement.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613