

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th February 2008. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/09/2007
		N/A / attached	Consultation Expiry Date:	13/02/2008
Officer			Application Number(s)	
Victoria Lewis			2007/3148/P	
Application Address			Drawing Numbers	
3-5 Charles Place London NW1 2HW			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use from storage and distribution (Class B8) to 3no. self-contained units within use classes B1 (Offices), B2 (General Industrial) and B8 (Storage and Distribution); erection of an additional storey and associated alterations.				
Recommendation(s):		Grant		
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	16	No. of objections	16
			No. Electronic	00		
Summary of consultation responses:	<p>15 representations have been received (including a petition with 13 signatories) objecting to the proposal on the following grounds:</p> <p>Lack of notification of the application – <u>officer response</u> – letters were sent to surrounding properties. The site is not located in a conservation area therefore no site notice has been displayed.</p> <p>Many properties are let out to tenants therefore the owners of adjacent properties may not be aware of the proposals – <u>officer response</u> – notification letters are sent to owner / occupiers. The Council does not keep records of privately let properties and mail forwarding arrangements are the responsibility of tenants and landlords.</p> <p>Loss of daylight and sunlight and oppressive overbearing impact – <u>officer response</u> – the plans have been amended to omit part of the roof extension. Section drawings show there would be no significant adverse impact upon daylight and sunlight.</p> <p>Loss of privacy – <u>officer response</u> – there are already windows to the rear elevation. A condition that all new windows are obscure glazed and top-opening only is recommended.</p> <p>Garages are included in the scheme which would increase traffic – <u>officer response</u> – the plans have been amended so that roller shutter doors would be provided to enable flexible use. A condition that these are used for loading and unloading only, and not for parking, is recommended.</p> <p>The proposals remain virtually the same as a previously withdrawn scheme – <u>officer response</u> – the previous application was for residential use and the size of the proposed roof extension has been reduced.</p> <p>The proposed roof extension could disrupt the workings of a gas flue at the rear of an adjacent building – <u>officer response</u> – this is not a material planning consideration.</p>					

CAAC/Local groups* comments: <small>*Please Specify</small>	N.A.
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Site Description

Vacant, 2-storey plus basement brick warehouse located in Charles Place. The ground floor and basement of the building are traditional warehouse type layouts with minimal subdivision. The upper floors of the building are subdivided into a series of small offices.

Charles Place is accessed via a hauling way off Drummond Street which has upper floors over the access; consequently headroom is restricted. To the north of the site are the rear of residential properties on Star Cross Street, to the east and sharing the same access is a terrace of 2-storey buildings in commercial use (sweet manufacturing at 1 and 2 Charles Place), to the south are the rear of properties on Drummond Street and to the west the rear of properties on North Gower street, the rear gardens to which abut the site.

The site does not form part of any conservation area.

Relevant History

2006/5879/P - Change of use from storage & distribution (Class B8) to three self contained flats (Class C3), including the erection of additional storey and replacement and new windows. This application was WITHDRAWN owing to loss of the employment floorspace.

Relevant policies

SD6 – Amenity for occupiers and neighbours
E2 – Retention of existing businesses
T7 – Off-street parking, city car clubs and bike schemes
B1 – General design principles
B3 – Alterations and extensions
Camden Planning Guidance 2006

Assessment

Overview

Planning permission is sought for the following:

- Change of use of the building from a single warehouse (Use Class B8) to 3no. self-contained units to be used within use classes B1 (offices), B2 (general industry) or B8 (storage and distribution);
- Erection of a mansard roof extension which would cover approximately two thirds of the building, at its northern most part (no details of materials have been provided);
- Alterations to the front elevation including new entrance doors, garage doors and windows, and insertion of additional windows to the rear elevation.

Amended Plans

The proposals have been amended to subdivide the building into 3 separate units, reduce the size of the roof extension and revised detailing for the doors to the front elevation including replacing garage doors with roller shutters.

The material considerations in the determination of this application are as follows:

- Principle of the proposed development
- Design
- Amenity
- Transport and movement
- Contaminated land

Principle of the proposed development

The building was last used for B8 purposes (storage and distribution) and has been vacant for approximately 2 years. Policy E2 of the UDP seeks to retain such uses and change of use is only permitted where it can be demonstrated the site is not capable of continued business use. The applicant marketed the property between May 2006 and January 2007 but no tenant has been found. Paragraph 7.19 of the UDP indicates that evidence of lack of demand should take the form of a marketing exercise carried out over 2 years, including alternative business uses and layouts and no evidence has been submitted of such a sustained exercise.

The plans show the building is currently laid out as 3 units, although there is a central corridor at first floor level which spans the entire first floor. The proposed extension would provide an additional 44 square metres of floorspace and the individual units would measure approximately 84, 112 and 112 square metres respectively. They could therefore be used for B1 or B8 purposes under permitted development rights, as none would exceed the 235 square metre threshold. Roller shutters would be

provided to the front elevation which would enable a B8 use to continue in the premises and the internal layout could be modified to suit end user requirements. Overall it is considered that the proposed works would not make the building any less flexible than is currently the case.

Design

The location of the site at the rear of buildings off Drummond Street is such that public realm views are limited and the site does not form part of a conservation area. The proposed roof extension and other external alterations are considered to be acceptable on design grounds. A condition requiring details of materials is recommended.

Amenity

Concerns have been raised that the proposed roof extension would result in the loss of sunlight and daylight to the surrounding properties. The rear of properties on Star Cross Street are located approximately 6m from the flank wall of the building, and extend right up to their rear boundaries. The proposed roof extension would increase the height of the building by approximately 2.4m but the 6m separation distance is considered to be sufficient to ensure no significant loss of light or loss of outlook.

To the east, 1 and 2 Charles Place are in commercial use and the roof extension and other alterations would not impact upon the use of these buildings. 116 Drummond Street is residential, and numbers 118 and 120 have a restaurant at ground floor level and residential above. Following the amendments to the scheme, the proposed roof extension would be approximately 9.8m from the rear of these properties which is sufficient to ensure no significant adverse impact. The part of the building closest to the rear of properties on Drummond Street would be increased in height by 0.5m to provide a parapet and this would not significantly impact upon levels of light.

Properties on the eastern side of North Gower Street are in residential use and the properties closest to the proposed roof extension are numbers 196 and 198. Section drawings have been submitted which show that the existing building already bisects a 25 degree line taken through the middle point of the lowest windows. As the extension would be set back and behind a parapet, any impact is unlikely to be significant. The extension would not bisect the a 25 degree line taken through the centre of the upper windows.

With regards to privacy, a condition that the new windows to the rear elevation are obscure glazed and top-opening only is recommended.

Transport and movement

The plans have been amended to replace garage doors to each of the units with roller shutters, in order to enable the continuation of a B8 use. A condition that the ground floor is to be used for loading and unloading only, and not for parking, is recommended.

Contaminated land

The site is identified as being contaminated. However, as the proposals would not involve any

excavation, a condition requiring a remediation study is not considered to be necessary.

Recommendation

That planning permission be granted, subject to conditions.