

DISCLAIMER

Decision route to be decided by nominated members on ----- (date to be inserted). 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:	30/11/2007
		N/A	Consultation Expiry Date:	13/11/2007
Officer		Application Number(s)		
Paul Wood		2007/4335/P		
Application Address		Drawing Numbers		
82 Parkway London NW1 7AN		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a ground floor level rear single storey extension with roof lantern to provide additional accommodation for the existing office, plus replacement of shopfront.				
Recommendation(s):	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 23/10/2007 to 13/11/2007.</p> <p>Neighbouring owners / occupiers One letter of support has been received noting that the application will make the road look better.</p>					
CAAC comments / other consultees:	<p>The Camden Town CAAC object to the and note the following:</p> <ul style="list-style-type: none"> • Parkway cannot afford to lose another garden. • There is no concern with regard to the internal refurbishment. • Request that detailed drawings of the front elevation are provided for approval. <p>Thames Water Thames Water has commented on the application offering no objection to the scheme however noting the following which will be included as an informative should permission be granted.</p> <p><u>Waste Comments</u> There are public sewers crossing the site, and no building works would be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Water's assets be required, the applicant should contact Thames Water Developer Services on 0845 850 2777.</p>					

Site Description

The subject site is a mixed use, residential and office mid terrace building located on the western side of Parkway. The site is not listed, however is located in the Camden Town Conservation Area.

Relevant History

9500193: Erection of a single storey rear extension for office use. Granted 03/08/95. *(The approved scheme provided for a rear extension consuming the whole rear garden. This scheme was never implemented).*

Relevant policies

London Borough of Camden Replacement UDP 2006

S1/S1 – Sustainable development

B1 – General design principles

B3 – Alterations and extensions

B4A – Shopfronts

B7 – Conservation areas

SD6 – Amenity for occupiers and neighbours

E1 – Location of business uses

T2 – Capacity of transport provision

T9 – Impact of parking

Camden Planning Guidance 2006

Assessment

The proposal involves works to extend the existing ground floor office unit (Class B1) within the rear garden area by way of a single storey rear extension with raised roof lantern. The application also seeks permission for the installation of a new shop front, including a new central entry door.

Main issues: Impact on the appearance of the building, the character and appearance of the conservation area and the amenity of neighbours, and the acceptability of additional office floorspace.

Assessment: The general character of the area is of rear extensions that consume most, if not all, of the small rear garden areas. Accordingly the scheme is considered to have regard to the built form of the rear garden environment. While guidance contained within the CPG resists the loss of rear gardens and generally extensions that are of this scale, it is considered that the prevailing character of the area, and the limited function of the garden area for amenity use lends itself to a relaxation of the guidance. Accordingly, the principle of an extension of this scale is considered acceptable.

As noted in the history section, a previous approval for a similar extension was granted in 1995. While policy and guidance have evolved, it is considered that given the prevailing character of the area, it would be difficult to defend a refusal for an extension of this size.

The extension of the business use is considered acceptable in this generally business orientated area. It is small in scale and is located in an area that is close to many forms of public transport, thus minimising transport and traffic concerns.

There would be no material impact as a result of the rear extension to any adjoining properties, which are predominantly employment generating and retail uses at ground floor levels. The bulk of the extension would not impact on residential outlook, or restrict access to light, and the roof lantern is sufficiently distance from residential windows such that there would be no undue light spillage. The extension is concealed from public view, and therefore would not harm the character or appearance of the conservation area.

With regard to the proposed replacement shopfront, the alterations would retain the stall riser and would create a separate access to the business premises. The shopfront is considered acceptable on design grounds and is considered to provide enhanced access to the site. It is noted that the materials for the shopfront have not been specified. Given the location of the shopfront within the conservation area, and the prevailing timber detailing in the surrounding area it is considered that a condition should require the shopfront framing to be constructed from timber.

Approval is recommended.