

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:	05/12/2007
		N/A / attached		Consultation Expiry Date:	13/11/2007
Officer			Application Number(s)		
Thomas Smith			2007/4480/P		
Application Address			Drawing Numbers		
8 Berkley Road London NW1 8YR			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of first, second, third and fourth floors from dual office/residential use on the first floor and residential on the second to fourth floor to a 4-bedroom residential unit over first to fourth floor level (Class C3)					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	41	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	None					
CAAC/Local groups* comments: <small>*Please Specify</small>	Primrose Hill CAAC has objected on the grounds that the proposal would diminish the extent of the building in B1 use to the detriment of the areas vitality and viability. They also object to the provision of one larger unit instead of two flats.					

Site Description

This application relates to a 4 storey building on the corner on Berkley Road and Eglon Mews within the Primrose Hill Conservation Area.

Relevant History

Planning permission PEX0200040 was **granted** in November 2002 for the change of use and works of conversion of the second and third floors from (Class B1) office use to a 5-bedroom maisonette with external terrace and retention of office use at ground and first floors.

Planning permission PEX0300213 was **granted** in November 2003 for modification of the roof to include a new roof extension and terrace, together with the provision of two new windows.

Planning permission 2005/5292/P was **granted** in January 2006 for the change of use of second and third floors from office use (Class B1) to two self-contained flats (Class C3), with the erection of a single-storey roof extension with adjacent terraced area, and erection of a terraced area at rear second floor level with minor alterations to the rear fenestration.

Planning permission 2006/1893/P was **granted** in June 2006 for amendment to planning permission dated 30th January 2006 (ref 2005/5292/P) (for the change of use of second and third floors from office use (Class B1) to two self-contained flats (Class C3), with the erection of a single-storey roof extension with adjacent terraced area, and erection of a terraced area at rear second floor level with minor alterations to the rear fenestration) involving alterations to roof extension and balustrade to roof terrace together with new and replacement windows to front and rear elevations.

Planning permission 2006/1895/P was **granted** in June 2006 for a change of use from office (Class B1) to alternative use for continued office use (Class B1) or residential use (Class C3) at first floor level. This involved use of all of the upper floors as a single residential unit.

Planning permission 2006/4168/P was **granted** in January 2007 for amendment to planning permission 2006/1895/P including alterations the fenestration, roof extension and balustrades.

Planning permission 2007/0310/P was **granted** in April 2007 for an amendment to planning permission 2006/1895/P involving alterations to roof extension.

Relevant policies

RUDP 2006

H1 New housing

H7 Lifetime homes and wheelchair housing

H8 Mix of units

E2 Retention of existing units

Assessment

Proposal

This application proposes a change of use of first, second, third and fourth floors from dual office/residential use on the first floor and residential on the second to fourth floor to a 4-bedroom residential unit over first to fourth floor level.

It is questionable whether planning permission is required for the change of use considering it is effectively the same as 2007/1895/P. However, the applicant wishes for the application to be considered for the purposes of clarity.

Assessment

Particularly material to the assessment is previous permissions 2007/1895/P for a change of use from office (Class B1) to alternative use for continued office use (Class B1) or residential use (Class C3) at first floor level. This effectively permitted use of all of the upper floors as a single residential unit.

The use of the first floor for residential purposes and the use of all of the upper floors as a single unit has already been approved in June 2006 when the Replacement UDP was adopted and carried significant weight. Material planning circumstances have not changed since then and it is considered that the proposed change of use still accords with the relevant policies relating to loss of employment space and mix of units as per the previous assessment.