

Delegated Report		Analysis sheet		Expiry Date:		12/10/2007	
		N/A		Consultation Expiry Date:		21/09/2007	
Officer				Application Number(s)			
Paul Wood				2007/3587/P			
Application Address				Drawing Numbers			
The Alliance P.H. 40-42 Mill Lane London NW6 1NR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of balustrading and replacement of window with door at rear ground floor level to facilitate creation of a roof terrace and installation of a retractable canopy over all in connection with the existing public house (Class A4).							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No representations have been received.					
CAAC/Local groups comments:		None consulted					

Site Description

The property occupies a corner site on the junction of Mill Lane and Ravenshaw Street. The ground floor of the premises is in use as a public house and the upper floors are in residential use. The site is not located in a conservation area.

Relevant History

2005/3665/P: Alterations to the ground floor Mill Lane elevation to include replacement of two windows with sliding/folding glazed doors and alterations to one single entrance door to improve disabled access to the public house. Granted

2007/0754/P: Alterations to the public house including the erection of three awnings and retention of two replacement windows and an access ramp at ground floor level on the front elevation. Granted (*It is noted that this application originally proposed the erection of a rear terrace with canopy over and alterations to the window to form a door opening to provide access to the terrace. This element of the scheme was removed following concerns raised by the officer with regard to its proximity to residential windows behind and the potential impact to the amenity of this property.*)

Relevant policies

London Borough of Camden Replacement UDP 2006

S1/S2 – Sustainable development
SD6 – Amenity for occupiers and neighbours
B1 –General design principles
B3 - Alterations & extensions

Camden Planning Guidance 2006

Assessment

Proposal: To the rear of the building, the scheme proposes the creation of a terrace area at upper ground floor level. This would also result in alterations to the existing rear window to provide a doorway leading between a dining/drinking area of the public house to the new terrace, and would provide for alterations including the erection of a balustrade to secure the terrace and a canvas awning.

Assessment: The ambit of consideration is i) design, ii) the impact on the character and appearance of the building, and iii) impact on the amenity of adjoining residential properties.

The terrace would be located in a partially enclosed lightwell area to the rear of the Public House and would not be directly visible from the public realm. The balustrade which is to be of timber construction, the awning which is a typical retractable canvas awning and the new door are all considered to be acceptable and will not cause harm to the character and appearance of the building or the area generally.

Whilst there are no objections to the alterations on design grounds, the terrace area would be located within close proximity to a residential property (approximately 3m from the terrace area) with habitable windows directly fronting the terrace. The use of the terrace would consequently provide for an unacceptable level of direct overlooking to two windows serving habitable rooms and given the nature of the use of the building as a Public House would be likely to introduce an unacceptable level of noise disturbance from people entering, exiting and congregating on the terrace [and possibly smoking] during opening hours.

Recommendation: Refuse permission