

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/09/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/09/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Webster				2007/3588/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 - 2 Spring Place London NW5 3BA				See draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Relocation of existing internal fire escape to external rear elevation and creation of new disabled toilet.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on the 15/08/2007. The consultation period expired on the 05/09/2007.No objections were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

### **Site Description**

The application site consists of a three-storey white rendered building with a small courtyard on its eastern side. The use of the site is for warehouse space (Class B8) and office (Class B1). The building is not listed or located within a conservation area

### **Relevant History**

15896 - The erection of a three storey building comprising storage with ancillary offices at 1 & 2 Spring Place –Granted - 11/07/1973

### **Relevant policies**

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Adopted Unitary Development Plan 2006

**S1 Strategic policies**

**SD6 Amenity for occupiers and neighbours**

**B1 General design principles**

**B3 Alterations and extensions**

**Camden Planning Guidance 2006**

## Assessment

Planning permission is sought for the relocation of an existing internal fire escape to external rear elevation and creation of new disabled toilet. The toilet will be accessed internally and the external staircase will be located on the East facing flank wall next to the courtyard. It will measure 3.2m in height x 5m deep and will have a width of 800mm. The toilet will sit below the staircase.

The main issues are:

- 1) Impact on the character and appearance of the building and the surrounding Conservation Area**
- 2) Impact on the amenities of the neighbouring occupiers**
- 3) Access**

**1)** With regards to the proposed external staircase, the council would raise no objection to this development; it is modest in scale and height, and sensibly located. It is well set back from the entrance to the site and so will not be overtly visible from the public realm. Therefore this aspect of the application would respect both the character and appearance of the building and the wider area.

Turning to the proposed toilet, given its position in between the garage wall and the main building (and under the new stairs) it will not be visible from the public realm. Moreover, the pitch of the roof will be flat and this matches that of the parent property, and therefore is considered to be an acceptable proposal in design terms. Consequently, both aspects of the proposal are recommended for approval.

**2)** The closest building to the proposed scheme is No.58 Holmes Road, which is some 40m away. There is also a large-scale wall (3.5m in height) that is taller than the proposed stairs (3.2m) so views of the development will be marginal at best. Therefore, the Council considers that the proposal will not result in having a harmful impact on the neighbouring amenities. It is important to note that the toilet will be lit by a single painted window in its northeast facing flank wall.

**4)** Alterations to means of escape routes are not controlled by Part M of the Building Regulations (only Parts B & K) therefore from an access point of view. Therefore, the Council have no comments.

The proposed WC appears to be suitable.

## Conclusion

The proposed external staircase and toilet is considered acceptable in terms of their size, scale, design and bulk, and as such, it would respect and enhance the character of the house and the surrounding conservation area. Therefore, the proposed external staircase and toilet is considered to comply with the policies listed above, and is recommended for approval.