

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>11/06/2007</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	22/05/2007
<b>Officer</b>			<b>Application Number(s)</b>		
Conor McDonagh			2007/1271/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Rear of 15A - 37 Camden High Street London NW1 7JE			Plug Plant Info; Maintenance Procedure Lifetime Homes Standards Info; 0629(PL)108; 001 002; 003; 004; 005; 006; 007; 008; 0629 (PL) 100; 101; 102; 103; 104; 105; 106; 107; 109; 110; 111; 112; Planning Submission; Sustainability Report; Sunlight and Daylight Report.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Change of use from tattoo parlour (Class A1) to offices (Class B1) at ground floor level including minor alterations to the existing facades and the demolition of existing wc block and glazed structure. Erection of 1 and 2-storey roof extension, to provide additional offices (Class B1) and three self-contained flats (Class C3).					
<b>Recommendation(s):</b>		<b>Grant Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	44	No. of responses	08	No. of objections	05
			No. Electronic	01		
Summary of consultation responses:	<p><b>4 objections</b> from 1, 3, 4, 6 and 10 Nelsons Yard</p> <ul style="list-style-type: none"><li>Loss of privacy as the development will overlook the communal areas of Nelsons Yard and bathroom windows serving no. 4 Nelsons Yard. <i>Officers Response: There are no windows on the development facing Nelsons Yard.</i></li><li>Loss of daylight to velux windows serving 4 Nelsons Yard. <i>Officers Response: These windows are orientated south of the site therefore will suffer no light loss and they only serve stairwells in any case.</i></li><li>The security of Nelsons Yard will be compromised given the development will facilitate access to the rear roofscape of Nelson s Yard. <i>Officers Response: The extensions nearest Nelsons Yard are set back to ensure the development does not reach the roof slopes of these properties, therefore no increase in security risk.</i></li><li>Loss of ventilation as velux windows would have to remain closed due to security risk. <i>Officers Response: There is no increased security risk therefore the windows can remain open.</i></li><li>The proposed green roof abutting the terrace 4-9 Nelsons Yard will lead to damp problems. <i>Officers Response: Conditions will secure the highest possible design of the green roofs.</i></li><li>There is no demand more office space. <i>Officers Response: There is only an increase of 200 sqm of office space on site within a buiding which has been historically used as B1 business under which office use operates.</i></li><li>The development will result in a loss of light industry suitable for small business. <i>Officers Response: The building is still in use as B1 business under which light industry operates so no loss has occurred.</i></li><li>The development will damage the foundations of Nelsons Yard. <i>Officers Response: Informative reminding applicant of need for Building Regs. Will be included in decision notice.</i></li><li>Concerns about the parking congestion caused by the 3 flats. <i>Officers Response: The developer has been required to enter a S106 agreement for car free housing for the 3 flats.</i></li><li>Objection to the building of high structures in an already overdeveloped area. <i>Officers Response: The roof extension remains lower than the neighbours abutting the site which is considered vacant and underused, therefore not an overdevelopment.</i></li></ul>					
CAAC/Local groups* comments: *Please Specify	<p><u>Camden Town CAAC</u> <b>No objection</b> and comment. The applicant is urged to retain as much of the original glazing as possible especially on the warehouse section. The roof extension is applauded as an example of good modern design.</p> <p><u>Camden Town Unlimited</u> <b>supports</b> the provision of additional office and living spaces and the much required rejuvenation to the southern end of Camden High St. Would like S106 monies to improve the public realm.</p>					

## Site Description

This backland site is located in the southern part of Camden Town Centre on the western side of a 4 storey terrace facing Camden High Street and having a primary frontage to Symes Mews, with a secondary access to Camden High Street, adjacent to No.15 Camden High Street. The existing buildings in Symes Mews, opposite the site to the north, are a mix of offices and residential uses. The existing part 2/ part 3 storey building is largely concealed from public view, situated at the rear of No.s 15-35 Camden High Street and immediately adjoining a new 5 storey office development to the west in Carlow Street, a 4 storey building at 4 Nelson Yard situated at the south/west corner of the site is in residential use and there is also a 4 storey office building, with fourth floor as flats with terraces facing Carlow Street directly northwest of the site known as 1-11 Miller Street. The 3 storey projections are found directly behind 21-23 and 33-37 Camden High Street. The lawful use of the building is as B1 with a small ground floor A1 unit fronting Symes Mews but the whole building is currently vacant.

The site is within Camden Town Conservation Area. The existing buildings are not listed and do not adjoin any listed buildings. Nor are they noted as buildings making a positive contribution.

## Relevant History

TP38304/4387 The rebuilding of the office block at 15A and 37. Approved 25/08/1947.

2005/5411/P Change of use from ground floor tattoo parlour (Class A1) to offices (Class B1), with associated remodelling works to the Symes Mews elevation and the erection of a single-storey extension within the existing courtyard at the entrance of 15a Camden High Street and a visibility screen within the existing internal central courtyard. Approved 27/02/2006.

## 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.

## Replacement Unitary Development Plan 2006

B1 – General design principles  
B3 – Alterations and extensions  
B4 - Shopfronts  
B7 – Conservation Areas, Character and Appearance  
H1 – New Housing  
H7 – Lifetime Homes and wheelchair housing  
H8 – Mix of units  
R7 Protection of shopping frontages and local shops  
SD1 – Quality of life  
SD2 – Planning obligations  
SD3- Mixed use development  
SD6 – Amenity for occupiers and neighbours  
SD8 – Disturbance  
SD9 – Resources and energy  
T8 – Car free housing  
T9 – Impact of Parking  
T12 – Works affecting highways.

## Camden Planning Guidance 2006

Extensions, alterations and conservatories (page 83), Conservation Areas (page 45)

## Camden Town Conservation Area Statement

# Assessment

## Overview

The applicant seeks to refurbish this vacant site by;

Refurbishing the existing building to create a mixed use development involving a change of use from A1 to B1 within the Symes Mews frontage and in parts a change from B1 to C3 to provide 3 self contained flats. Roof extensions are also proposed to extend the existing second floor elements and provide new third floor elements for office/flat accommodation.

All of the ground floor is to be developed as B1a (office 1); the first floor as B1a (office 2) with a 2 bed flat fronting Symes Mews; the second floor as B1a (office 3) with a 2 bed flat again fronting Symes Mews; a new third floor occupied by B1a (office 4) and a 2 bed flat with terrace fronting Symes Mews, this floor will also have two green roofs one abutting the rear of 4 Nelson Yard and the other separating the proposed office and flat; all of the proposed fourth floor roof will be green.

The bulk of the roof extension is at third floor level comprising of the office element and a smaller flat element facing Symes Mews. The southern elevation of the office is set back by approx. 7 metres from the original southern elevations of the floors below and will have a Juliet balcony facing a green roof. The flat is also set back by approx. 3 metres from the existing north elevation front Symes Mews and 3 – 5 metres from the east elevation abutting the rear of 35 Camden High Street.

## Design

In terms of design the proposal has been assessed against relevant Replacement UDP 2006 principles, namely, Policy B1 – General Design Principles, Policy B3 – Alterations & Extensions and Policy B7 – Conservation Areas.

In terms of form and construction, the existing building is considered to provide somewhat of a neutral outlook from the residences on the upper floors at the rear of No.s 15A-37 Camden High Street. The majority of the existing building is to be retained and renovated, with only minor parts of the existing building to be demolished.

Given the confined nature of the site, it is considered that the proposed roof extension is well considered, in terms of how it has been modulated, recessed and angled – lessening it's impact on the immediate neighbours in terms of potential overlooking and negating the perception that the increase in building height and bulk would be imposing, within this otherwise confined site. The proposed extension to No. 37 fronting Symes Mews has been limited to one storey and has been setback 3 metres, so as to respect its immediate neighbours. Similarly, the proposed office extension at second and third floor levels has been setback at the southern end of the site by approx. 7 metres, with respect to the existing mews in Nelson's Yard, namely No.s 4 & 5, which are closest to the southern end of the site. Whilst it is acknowledged that the proposal does increase in building height at the southern end (compared with the existing vacant building), this is largely read in conjunction with the new, adjoining 5 storey commercial development immediately to the west fronting Carrow Street. This increase in height, coupled with the proposed setbacks will not appear prominent than the already higher neighbours and is therefore considered acceptable. The character and appearance of the conservation area will be enhanced with this positive redevelopment of an underused and vacant site.

With regard to materials it is proposed that the new extensions be constructed from contrasting materials (eg. zinc roof cladding, metal cladding, Regit glazing) to those of the existing brick warehouse, acknowledging the difference between 'old' and 'new' building elements.

## Amenity

The rear of 15-35 Camden High Street faces directly onto the applicant site and does contain some habitable room (mostly bedroom) windows at second and third floor levels and given the relatively short distance of approx. 10 – 12 metres from these windows to the proposed new office space at second and third floors the design has had to incorporate an approach to prevent direct overlooking. The new office space will have bays which protrude at an angle which prevents any direct overlooking from potential office employees into neighbouring habitable room windows. These bay windows therefore allow adequate natural light and ventilation into the office space without harming neighbouring privacy.

With regard to the 3 new flats, these have been contained to the northern boundary of the site and none of the flats have habitable room windows on their east elevations that could directly overlook any habitable rooms serving Camden High Street properties. Each of the flats do have windows serving a living space on the west elevation which will only overlook Carlow Street therefore not impacting upon privacy. The primary habitable room windows of each of the flats face onto Symes Mews, across which there is a communal first floor terrace serving residential properties in 39-47 Camden High Street. The habitable room windows facing this terrace are at a significantly oblique angle to those serving the proposed flats to ensure that no direct overlooking occurs. The proposed third floor flat has a 2 metre deep terrace facing Symes Mews and it is considered that this terrace will not have any impact upon the privacy of the fourth floor flats in 1-11 Miller Street given these neighbours are at a higher floor level.

In terms of the impact of the roof extensions on neighbouring sunlight and daylight the applicant provided a study based on Building Research Establishment 209 (BRE) guidelines. The findings of this comprehensive report illustrated that the

recommendations of best practice guidelines for sunlight availability would be met at all façade assessment locations except at four facades to the east at the rear of the neighbouring terrace fronting Camden High Street, however its reduction of sunlight was only marginal given the existing presence of the taller 5 storey office block fronting Carlow Road abutting the sites western boundary. With regard to daylight again the same terraced facades has a marginal reduction and there was also a reduction in daylight to part of the office building facing Carlow Street, however this is not considered as significant given the commercial nature of the building. The properties in Nelsons Yard would suffer no loss in day or sunlight given the southern orientation of these properties to the site.

The habitable rooms serving the rear of 15-35 Camden High Street will suffer a degree of outlook loss given the development at second and third floor levels, however this is considered insignificant as the 5 storey office block abutting the west of the site already significantly blocks the views from these windows. With regard to Nelsons Yard, property no. 4 is closest to the development. However this property has only two small bathroom windows on its north flank that would suffer outlook loss and these windows are not considered as sensitive. Notwithstanding this, the design has incorporated a 1.1 metre set back of the proposed south elevation of the roof extension from this neighbours north flank. This gap will allow adequate air circulation and outlook to the bathroom windows.

#### Residential Living Standards

In terms of the quality of internal living standards, each of the three flats exceeds the minimum 48 sqm required and each of the bedrooms exceed 11 sqm. Furthermore each of the bed/sitting and kitchen areas have adequately sized windows necessary for light and ventilation.

No residential amenity space has been provided, apart from a small terrace serving the third floor flat, however this is characteristic of most of the upper floor flats within Town Centre areas and it would therefore be unreasonable to refuse this application on this ground. Furthermore, these 2 bed flats are not aimed at the family market, where it becomes much more important to provide outdoor space for young children.

#### Loss of A1

Within Town Centres the Council will only resist the net loss of floorspace at ground floor level. However given that this A1 unit has no primary frontage and is located down a narrow alleyway then the loss of an A1 unit in this location is not considered to be damaging to the vitality, viability, character or function of the Town Centre. In any case this loss of A1 has already been deemed acceptable under recent approval 2005/5411/P.

#### Housing Mix

There is no mix of unit sizes, but on balance it is considered acceptable in this location to achieve 3 two-bed flats.

#### Transport

Where there is a change of use to form new and provision of new residential units then T8 is the relevant policy. It states that where the minimum parking standards are not practicable and where the application site is within a controlled parking zone, together with high public transport accessibility, a proposal of this type should be considered as car-free housing.

Camden High Street is within a controlled parking zone with a high Public Transport Accessibility Level (PTAL) of 6a in that it is close to Mornington Crescent tube station, and many of the parking permits are already issued in the CA-M zone, plus there are limited opportunities for parking on nearby streets. If the proposal was to be recommended for consent officers would seek car-free housing via S106 legal agreement to control on-street parking by way of not issuing parking permits to the new occupiers of the three flats.

No provision has been provided for 1 cycle per flat; however this can be secured by condition.

#### Lifetime Homes and Wheelchair Housing

The design and access statement refers to some of the 16 standards of Lifetime Homes and Wheelchair Housing but not all unfortunately. However the most important standard is achieved in that level thresholds are provided where possible and there is a wheelchair accessible lift to the flats and wheelchair accessible WC's have been provided at all entrance levels.

#### Sustainability

The overall development has incorporated many sustainable measures such as energy efficient design, heating and cooling systems, renewable energy technologies, rainwater harvesting and green roofs. A report has been provided indicating that +10% of energy will be provided on site. Usually this is only required for major developments, however is very much welcomed in this minor development.

### Refuse storage

In residential developments of 6 dwellings or fewer it is acceptable to store waste within kitchens or utility rooms. Also dwellings above offices/shops can only be provided with green bags and there is sufficient letter box space to post these bags to avoid anything being left on the pavement after collection.

### Informative

It appears that two external air-con units are proposed as shown on the ground floor plan, however no details of which or acoustic report has been provided. An informative will remind the applicant that further planning consent will be required for the installation of any plant.

### Conclusion

The regeneration and refurbishment of this underused and vacant site is welcomed and will revitalise the Town Centre of Camden. The roof extensions are of a high quality design and respectful to the neighbouring amenities and will serve to enhance the character and appearance of the conservation area. The refurbished office space and provision of 3 flats of a high residential standard in a mixed use site is also welcomed in socio-economic terms.

It is recommended that planning permission be **conditionally granted** subject to the applicant undertaking a S106 agreement for car free housing.