

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/05/2007</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Kiran Chauhan				2007/1251/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40a Camden Street London NW1 0EN				Site plan, Design and Access statement; E001, E100-103; E200-202; E300; P103A; P104A; P200A; P201A; P202B; P300A.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a roof extension to create new third floor office space (B1) to existing office building.							
<b>Recommendation(s):</b>		Refuse 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	<b>10</b>	No. of responses	<b>03</b>	No. of objections	<b>02</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		<p>2 letters of objection received from occupiers of 42 Camden Street on following grounds: The extension is very close to the back windows of our properties and that it is presently very oppressive at the moment. The extra floor would mean more overlooking from the extension and loss of light from the south west.</p> <p>We have also had to ensure disruption during building works and have not been able to use our garden. These works also took away my privacy during this time. The workmen have also thrown in rubbish etc into my garden.</p> <p>1 letter received from the owners of Centro House stating that they will let us have their comments as soon as possible as they received the consultation late.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Camden Town Unlimited – no response.					

## Site Description

3 storey office building on east side of Camden Street. The building forms part of the larger 6 storey building to which it lies adjacent to (Centro House) and was once connected to internally. The site does not lie within a conservation area and is not listed. It lies just outside Camden Town Centre.

## Relevant History

No relevant history

## Relevant policies

RUDP 2006: SD3, SD6, B1, B3, E1, T9.  
Camden Planning Guidance 2006

## Assessment

Proposal: Permission for the erection of a roof extension. The main issues are the design of the extension and the impact on the streetscene, the impact on residential amenity, any land use implications and impact on traffic and parking conditions. The proposal was revised to step the extension back from the front pediment in an angled form.

Design: On one side, the building is situated at the end of a uniform line of Victorian buildings which have an unaltered roof line. On the other side lies a large 6 storey office building which this building forms a part. The building has an attractive street facing pediment, which means that its height exceeds that of the Victorian buildings. This pediment is an attractive and prominent feature in the streetscape.

It is noted that the application building differs in architectural form and overall height than the adjoining terrace to the north. For this reason the principle of extending this building at roof level may be acceptable subject to other considerations whereas the principle of allowing alterations on the adjoining and unaltered terrace may not be acceptable. Policy B3 states that where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form.

Whilst the much taller and bulkier Centro House, which adjoins the site to the south, acts in essence as a back drop to the application site, as the application site building is taller than the rest of the terrace, it is nonetheless more prominent within the street scene and its roof more visible and still clearly defined despite Centro House to the south. The proposed roof extension would slope back at an angle form from the base of the pediment and continue 7.4m deep terminating in line with the rear building line. Whilst the rear elevation is not visible from the street, the height and bulk and proposed materials of the proposed roof form will mean that the extension would be clearly visible from certain vantage points within the surrounding area to its detriment.

The proposed rooflight is clumsy, too large and would project too far above the line of the roof extension. The proposed cladding is not considered to work well with the brickwork and obscures the pediment feature which is designed to be seen in silhouette against the sky. This feature also provides a clear termination to the top of the building and the proposed extension would significantly alter this and would result in a top heavy building particularly given the overall height of the extension and associated raising of the chimney.

Amenity: The extension is at roof level and does not extend out beyond the existing front and rear faces of the building. To the south and east of the site lies the large office Centro Building at 40 Camden Street; no loss of light will occur to this building and there is no policy to control overlooking into and from office buildings – in any case any overlooking created would not be harmful in any way.

Concern has been raised from residential occupiers of 42 Camden Street adjacent to the site to the north. This property has windows on the rear elevation and also on its rear wing. The windows on the rear elevation would not be affected by the extension in any way from loss of light or overlooking – in fact the extension would not even be visible from these windows. The windows on the wing addition of this property face onto the application site. There are three windows on this wing. However as the extension is located at roof level with no overhang, no loss of light to these windows will occur. The amount of daylight and sunlight that these windows receive is already constrained by the large office 6-storey building at No. 40. Furthermore, the BRE guidelines (which are embodied within policy SD6) state that if the 25 degree line from the centre point of these windows is breached by the extension, then a loss of light could occur, however, as the extension is at roof level, these lines would not be obstructed.

It is for these same reasons the extension would not give rise to an oppressive impact. No additional harm can be proven by way of overlooking over and above the existing situation; only very small glimpse views from the proposed rear windows into the windows on the wing of no. 42 would occur.

Land use: The proposal is considered to be consistent with policy E1 in terms of a location for a modest office extension which lies just outside Camden Town Centre. The proposal does not raise any other land use issues.

Transport: It would be difficult to demonstrate any harm in terms of additional traffic or parking movements as the increase

in floor area is only about 40sqm.

**Recommendation: Refuse.**

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