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Ward:Camden

Officer: Julie Ward

Address : 107A York Way, N7

Date of Application : 26/10/1998

Application Number: PE9800802 Case File:G13/9/E

Proposal :

Redevelopment to provide a new 4 storey building with B1 accommodation on the ground floor with 7 residential units above on first, second and third floors.

As shown on drawing numbers: 10C; 11C; 12C; 13C; 14; 15B; 17B; 18B; 19.

RECOMMENDATION SUMMARY : Grant Permission subject to Section 106

Applicant

Agent

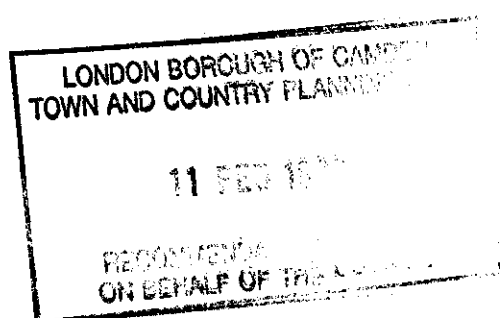
Soho Housing Association
8-10 Derrar Square Kondon
London

Wright & Writhe Architects
89-91 Bayham Street
London NW1 0AG

Analysis Information

<u>Land Use Details</u>		
<u>Existing</u>		<u>Sq Metres</u>
B1	Business	0
C3	Dwelling House	0
<u>Proposed</u>		
B1	Business	184
C3	Dwelling House	528

<u>Total</u>		712



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OFFICER REPORT:

1. SITE

- 1.1 The site is located near the junction of York Way and Camden Park Road. To the north is a petrol filling station and to the south is the City of London Public House which is located at the apex of the two roads. The site is currently vacant though was previously occupied by a single storey light industrial building which was demolished in the mid 1980's.
- 1.2 The Public House is two storeys in height with a small three storey element. The properties opposite on Camden Park Road are four storeys high. Both the adjacent roads are one way. The site is not within a controlled parking zone or a Conservation Area.

2. PROPOSAL

- 2.1 Redevelopment of the site to provide B1 accommodation on the ground floor with seven residential units above. There would be 100% site coverage on the ground floor. Above the ground floor office use one building would front onto York Way and the other would front onto Camden Park Road. Both buildings would be four storeys in height with the upper floor set back slightly from the road.
- 2.2 The residential accommodation will be accessed by two staircases from street level. The upper three floors of the building fronting Camden Park Road would provide accommodation for 5 one bedroom units. 2 four bedroom maisonettes would be provided in the building fronting York Way. The area of flat roof between the two buildings would provide amenity space for the 2 four bedroom units. No off street parking would be provided.
- 2.3 The application has been submitted by Soho Housing Association.

3. RELEVANT HISTORY

- 3.1 The site was until the mid 1980's occupied by a single storey light industrial building. Since this was demolished the site has remained empty.
- 3.2 In 1986 planning permission was granted for the erection of a three storey building for car repairs and maintenance workshop. This consent has not been implemented.
- 3.3 Applications were subsequently submitted for the erection of a building for B1 use in 1989. These were agreed in principle

by the Development Control Sub Committee subject to the completion of a legal agreement to safeguard light industrial use at basement and ground floor level. This agreement was never signed and the permissions were not issued.

4. **RELEVANT POLICIES**

4.1 **Borough Plan**

EM1 (Economic activity)
HG13 (Housing quantity)
HG19 (Making use of underused sites)

4.2 **UDP**

Relevant policies include the following;
EC5 (Retention of employment uses)
EC9 (Mix use development)
EC7 (Expansion of business development)
HG11 (Increase in residential accommodation)
HG20 (Housing mix in new build schemes)
EN16 (Design)
EN22 (Bulk and height of new buildings)
TR13 (Non residential parking)
TR16 (Parking at residential developments)

4.3 **Supplementary Planning Guidance**

Car parking standards and residential layout

4.4 The Inspector's report on the Public Local Inquiry into objections to the Deposit Draft Unitary Development Plan was published in January 1997. The Council's Environment Committee formally considered the report's findings and the Council's response at a special meeting on April 29th 1998. The Committee agreed a draft Statement of Decisions on all of the Inspector's recommendations save those relating to the Inspector's chapter on the Central London Area. Proposed modifications and the Statement of Decisions were placed on deposit on 10th June 1998 for a statutory consultation period of six weeks, which expired on 22nd July 1998.

4.5 The Council's proposed Modifications constitute a material planning consideration to be taken into account alongside the Council's draft UDP policies, the Inspector's report and the policies contained within the statutory Borough Plan.

4.6 Objections to the proposed modifications are currently being processed, and it is anticipated that the Council will be in a position to formally respond to these soon.

4.7 Policies EC5, EC9, EC7, HG11, EN16 and EN27 are subject to modification following the inspectors report. It is proposed to delete policy EN22.

5. CONSULTATIONS

5.1	Adjoining Occupiers	Number Notified	13
		Replies Received	00

Two site notices were also displayed at the site. No responses were received.

5.2 **Observations from adjoining Borough**

The London Borough of Islington have raised no objection to the proposal.

6. ASSESSMENT

- 6.1 The main considerations relate to the acceptability of a mixed use development on this site, the design of the proposed buildings and the traffic and parking implications.
- 6.2 The site has been vacant for over ten years and whilst a number of applications have been submitted for redevelopment for continued B1 use, the site has remained vacant. The proposed scheme would retain approximately 184 square metres of B1 accommodation which from the layout is likely to favour an office rather than light industrial use. Given the proximity of the ground floor B1 use to the residential units on Camden Park Road and the proposed residential units on the site, an office use is considered acceptable in this location.
- 6.3 A total of seven residential units would be provided on the site, five one bedroom units and 2 four bedroom. Whilst this does not comply with housing mix policies there is a current shortage of smaller one bedroom units and given the restricted nature of the site with little amenity space this mix is considered appropriate. The two four bedroom maisonettes would have access to private amenity space located at first floor level between the two blocks.
- 6.4 Due to the restricted nature of the site and the location of the B1 accommodation at ground level, access to the residential units is via staircases directly from street level. This makes the units unsuitable for wheelchair housing. The residential units will be constructed within close proximity to each other and where possible habitable rooms have been located at the front of the buildings with kitchen/dining areas and staircases to the rear. The northern part of the building on York Way, adjacent to the petrol filling station has been kept at two storeys in order to improve the outlook and light levels to the rooms at the rear of the building fronting Camden Park Road.
- 6.5 No off street parking will be provided within the site. The site is not within an existing controlled parking zone and the UDP does not list either Camden Park Road, York Way or any of the adjoining streets as heavily parked. This site is

therefore not suitable for a car free development. Existing policy states that six spaces would be required for the residential use and none for the B1 accommodation. The development will provide affordable housing and the UDP does allow for a reduction of upto 50% of the normal on site parking requirements when the type of housing is characterised by low car ownership. Given the location of the site and the type of housing proposed it is considered reasonable to allow a departure from UDP standards and for the site to have no on site parking. Servicing for the B1 accommodation will need to be made from either Camden Park Road or York Way. Both of these streets are one way streets with two lanes. Given the limited size of the B1 accommodation it is unlikely that many deliveries would need to be made and on street servicing is therefore considered acceptable.

7. LEGAL COMMENTS

- 7.1 The comments of the acting Borough Solicitor are incorporated within this report.

8. CONCLUSION

- 8.1 The proposal will result in an intensive use of the site with 100% site coverage at ground floor level. However this is not unusual in an urban location such as this and the proposal would bring a currently unused site in a central location back into use. The lack of off street parking would only be accepted on condition the units are occupied as affordable housing and approval is recommended subject to the completion of a legal agreement to this effect. In addition the scheme will improve the appearance of this currently derelict site and will result in the removal of two large poster panels on the York Road elevation.

9. RECOMMENDATION

- 9.1 That planning permission be granted subject to the completion of a satisfactory agreement under S106 of the Act securing the retention of the units as affordable housing.

Condition(s) :

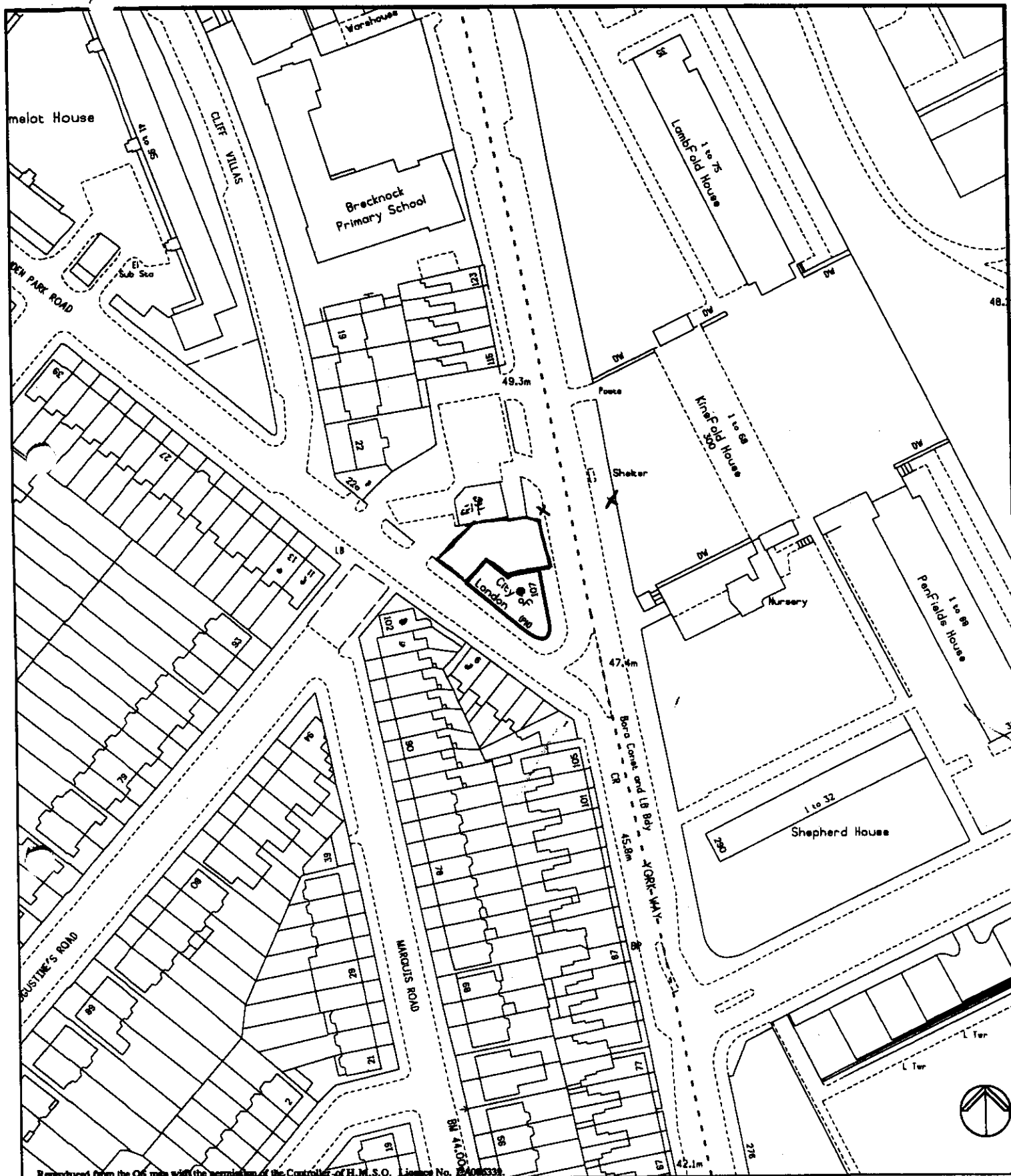
1. A sample of the brick and tile to be used in the construction of the walls and roof shall be submitted to and approved by the Council in writing before any work on the site is commenced. The scheme shall not be implemented other than in accordance with any approved samples.

2. No development shall take place until full details of hard and soft landscaping and means of enclosure of the open areas at first floor level have been submitted to and approved by the Council. (CE02 amended)

3. All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. (CE05)

Informative(s):

1. Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. (IH06)



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London Borough of Camden

Environment Department
Town Hall Extension
Argyle Street Entrance
London WC1H 8EQ

107A York Way.

Date: 29-Oct-1998

Scale: 1 : 1250

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