

(PS 9704985)
19

Ward: Somers Town

Officer: Ms. P Harris

Address: 40 Churchway, NW1

Type of Application: Full Planning Application

Date of Application : 17/09/1997

Application number: PS9704985 Case File : L13/11/C

Proposal:

Provision of new fire escape route to ^{comprising} ~~compromise~~ new external door opening, new gate and opening within existing flanking wall, as shown on drawing numbers A1000/01 and /02.

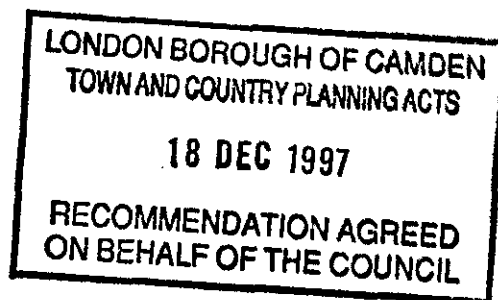
RECOMMENDATION SUMMARY: Grant Planning Permission (conditions)

Applicant

The Taylor Group
40 Churchway
London
NW1 1LN

Agent

The Taylor Group
40 Churchway
London
NW1 1LN



Additional condition

② The door and gate hereby approved shall ~~not~~ be kept shut at all times ~~unless~~ other than when in use ~~for~~ ^{for} as a fire escape purposes.

Reason - as per condition ①

7(a)/111

OFFICER REPORT

1. SITE

- 1.1 This application concerns an office building to the rear of Seymore House, on eastern side of Churchway. The building currently has fire escape facilities into Chalton Street, which are no longer considered to adequately serve the building. The building already has an entrance to Churchway.

2. PROPOSAL

- 2.1 Provision of new fire escape route to comprise new external door opening within the rear of 40 Churchway and a new gate and opening within existing flank wall adjacent to the main entrance to 40 Churchway. This would involve the escape route crossing the rear Tarmac surfaced amenity area of Seymore House, a residential block in Council ownership. The existing escape to Chalton Street would be bricked up.

3. RELEVANT HISTORY

None relevant

4. RELEVANT POLICIES

Borough Plan UD3 Development appropriate to area.

Draft UDP EN1 Development should not adversely affect surroundings.

EN16 High standard of design.

The Inspector's report on the Public Local Inquiry into objections to the Deposit Draft Unitary Development plan was published in January 1997. Over the coming months the Council will be considering the report's findings and preparing modifications to the draft UDP which will then be formally agreed at committee and published for statutory consultation. In the mean time, the Inspector's report constitutes a material planning consideration to be taken into account alongside the draft UDP policies and the policies contained within the statutory Borough Plan.

5. CONSULTATIONS

5.1 Adjoining Occupiers	Number Notified	31
	Replies Received	03
	Objections	03

Three letters received. Objecting to use of private land as a fire escape route, potential use of area as lunchtime break/smoking area/football area/shortcut to Churchway, security of Seymore House.

6. ASSESSMENT

- 6.1 It is considered that the formation of a fire escape route

7(a)/112

across the rear area of Seymore House would not cause undue disturbance to residents within the block. By its nature a fire escape route would be used infrequently.

- 6.2 The door and gate details are considered acceptable and unobtrusive in terms of scale and design.
- 6.3 The informal use of the doors, as feared by the objector can be controlled by the Councils Housing Department, via the licence required to allow access across the land.

7. LEGAL COMMENTS

- 7.1 The Borough Solicitor has no comments on this report.

8. RECOMMENDATION

- 8.1 Grant planning permission

Condition(s)

- ✓ 1. The fire escape route and associated door and gate shall only be used for the purpose hereby approved, and not to give general or casual access to the rear open space of Seymore House.

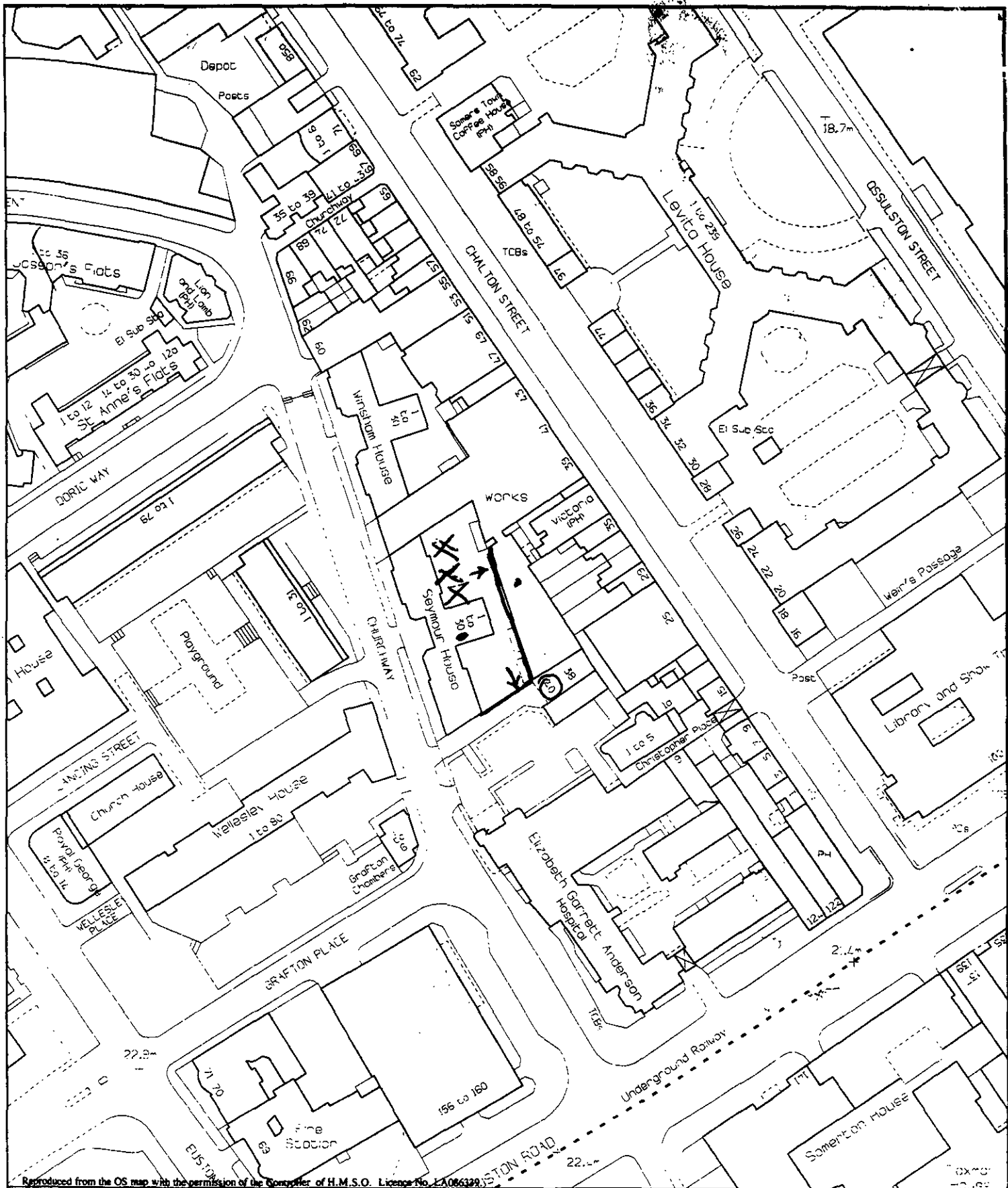
2. (add con) - see para 9 report

Informative

- ✓ 1. This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under any Act or regulation. In particular your attention is drawn to the need to obtain licences for access across Council owned land.

Reason:

✓ (122) in order to protect the residential amenities of the occupiers of Seymore House.



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London Borough of Camden

40 CHURCHWAY NW1

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

Date: 19-SEP-1997 Scale: 1 : 1250

7(a)/114

ANALYSIS INFORMATION

Type of Development (Tick ✓)

NZ = (Re) development EZ = Extension CZ = Change of use MZ = Other

FLOOR SPACE DETAILS (M²)

Use	Existing	Proposed	Use	Existing	Proposed
A1 (shop)			CH (Hostel)		
A2 (Financial/Professional)			C3 (Residential)		
A3 (Food & Drink)			D1 (Non Residential inst)		
B1 (Business)			D2 (Assembly & Leisure)		
B2 (General Industry)			SG (Sui Generis)		
B8 (Warehouse)			UU (Use Unknown)		
C1 (Hotel)					

RESIDENTIAL DWELLINGS

House	Existing	Proposed	Flat/Maisonette	Existing	Proposed
H2 = 2 habitable rooms H3 = 3 habitable rooms H4 = 4 habitable rooms H5 = 5 habitable rooms H6 = 6 habitable rooms H7 = 7 habitable rooms H8 = 8 habitable rooms H9 = 9 habitable rooms			F1 = 1 habitable room F2 = 2 habitable rooms F3 = 3 habitable rooms F4 = 4 habitable rooms F5 = 5 habitable rooms F6 = 6 habitable rooms F7 = 7+ habitable rooms		
HMOs			INSTITUTIONS		
	Number of Hab. Rooms	No. of HMOs		No. of Bedrooms	No. of Institutions
EXISTING	M ()		EXISTING	R ()	
PROPOSED	M ()		PROPOSED	R ()	

PARKING

EXISTING		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	
PROPOSED		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	



WKS1letter