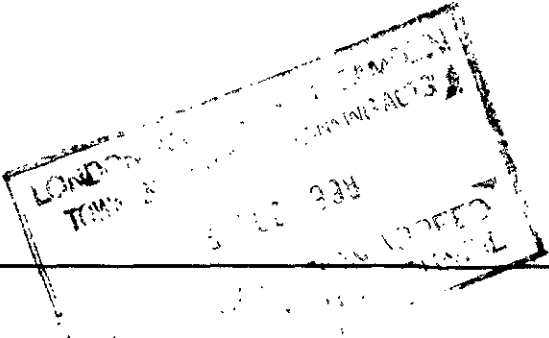


LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>Sue Cooke</u>	Application Number(s):- <u>PS9505004</u>
Application Address <u>Flat 8.2</u> <u>Pyxmat Building</u> <u>St John Hall</u> <u>EC1.</u>	Drawing Numbers <u>496/014, 013, 012, 011,</u> <u>01A, 01C, 01D, 02A,</u>
Signature SA Team:-	Signature Authorising Officer: <u>[Signature]</u>

SITE DESCRIPTION:- A 2000 building, recently converted into a shell flat.	
PROPOSAL:- A alteration to roof and a new wall together with additional balustrading to terrace.	
RELEVANT HISTORY:- None.	
	
RELEVANT POLICIES:- Borough Plan - UDP - <u>EN5051</u> . Others -	
CONSULTATIONS:- Adjoining Occupiers Number Notified <u>10</u> No. of Responses <u>0</u> No. of Objections <u>0</u>	
CAAC/Local Groups Comments:- <u>Site notice displayed.</u>	Summary of Consultation Response:-

ASSESSMENT:-

Flat 4.2 is one of the penthouse flats which have been 100% as shells. The proposed alterations involve raising a small section of the roof, in order to create a mezzanine floor. Together with the installation of additional windows to match existing ones, additional balustrading to raised timber decks.

The works are very minor, cannot be seen from the street and as the building is taller than others. The new terrace does not impact upon neighbours.

RECOMMENDATION:-

FPC

Conditions/Reasons for Refusal :-

grant .
1. CDC3

Reasons for Conditions:-

1. CDC7.

Informatives:-**Refuse for the following reasons:-****Approve subject to the following conditions:-**

ANALYSIS INFORMATION

Type of Development (Tick ✓)	P: 54505004		
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	