

Delegated Report		Analysis sheet		Expiry Date:		06/12/2006	
		N/A / attached		Consultation Expiry Date:		16/10/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/3727/P			
Application Address				Drawing Numbers			
57 Camden Road London NW1 9EU				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Opening up of external light well and insertion of new stairs to allow separate access to lower ground floor area.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	00	No. of objections	00
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		Camden Broadway Conservation Area – no CAAC established.					

Site Description

The application relates to a 4-storey building plus basement located on the junction of Camden Road with Royal College Street. The ground floor of the building is in use as a betting office (Use Class A2) with a massage parlour in the basement. There is a flat and a maisonette on the upper floors of the building via a separate entrance of Camden Road. Access to the basement massage parlour is also via this entrance.

The site forms part of the Camden Broadway Conservation Area and a designated neighbourhood centre.

Relevant History

2006/3728/P - Change of use of lower ground floor from massage parlour to 1no. self-contained flat (Use Class C3) and opening up of 3 lightwells – still under consideration.

P9602021 - Submission of details of a separate means of access to the basement pursuant to additional condition 2 of the planning permission granted for the change of use of basement from a betting office to a beauty salon, health club dated 15/12/95, Ref. 9501392, as shown on drawing nos. 95/053/12, 13 and 14 - GRANTED

95/01392/P - Change of use of basement from betting shop (A2) to beauty salon/health club (D1) as defined by the Town and Country Planning (Use Classes) Order 1987 – GRANTED

95/01223/P - Erection of staircase enclosure handrails and railings on the roof in conjunction with the formation of a roof terrace – GRANTED

94/00686/P - Change of use and works of conversion of 1st 2nd and 3rd floors to provide one flat and one maisonette and replacement of pitched roof with flat roof – GRANTED

88/02547/P - Installation of a receive only satellite dish measuring 1.3m diameter on the south west elevation of the building - REFUSED

87/01380/P - Conversion of upper floors into 2 one bedroom flats and 1 three bedroom maisonette involving a mansard roof extension – GRANTED

86/02421/P - Change of use and works of conversion of first second and third floors to provide one flat and one maisonette – GRANTED

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.

SD1D – Quality of Life – Community safety

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance (July 2002)

Camden Planning Guidance Consultation Draft 2006

Assessment

Overview

Planning permission is sought for the opening up of an external light well and insertion of new stairs to allow separate access to lower ground floor area. The lightwell is currently only visible from street level by way of a small grille to the Royal College Street frontage. The new staircase and balustrade would be constructed of steel and powder coated black.

Design & Amenity

This part of the Royal College Street frontage comprises six properties and only one other (number 184) has an open lightwell enclosed by a balustrade. There are however, a number of lightwells with stairs leading down and enclosed by balustrades to the Camden Road frontage, at numbers 61, 63, 67, 69 and 71 and opposite the site, with the proposed balustrade matching that at number 61. Additionally the opened up lightwell and stairs approved in 1995 was shown in the same position as the works currently proposed. It is therefore considered that open lightwells and balustrades form part of the character of the area, although there are concerns that the balustrade detail would appear overly functional and that a traditional design would be more in keeping with the style of the building. Subject to a condition for a revised balustrade detail, it is considered that the proposal would not cause harm to the character or appearance of this part of the Camden Broadway Conservation Area.

Pedestrian Movement

The area of pavement outside the site is very wide, measuring approximately 16 metres deep outside the Royal College Street frontage. The lightwell would project only 2.2 metres from the building, which would retain ample space for unimpeded pedestrian movement, including for those with pushchairs and wheelchair users.

Recommendation

That permission is granted, subject to conditions.

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