

LONDON BOROUGH OF CAMDEN
 TOWN AND COUNTRY PLANNING ACTS
 31 AUG 2000
 RECOMMENDATION AGREED
 ON BEHALF OF THE COUNCIL

Ward: Chalk Farm

Officer: Jenny Reid

Regent's Canal Conservation Area

Address : SUFFOLK WHARF, JAMESTOWN ROAD &
287-289 CAMDEN HIGH STREET, NW1

Date of Application : 03/07/2000

Application Number: PE9900702/R3 Case File:H11/35/D

Proposal :

Variation of the planning permission dated 15.3.1999 (Registered No PE9700702R3) for the redevelopment of the eastern part of the site by the erection of a four-storey building for mixed A1, A3 and B1 comprising alterations to the elevations, fenestration, shopfront, balustrading, terraces, roof plant and the omission of the approved canopy over the pedestrian area as well as the discharging of part of condition 1 of the said planning permission relating to approval of details of balustrades, shopfronts, the canopy attached to the commercial building and any structure related to it.

As shown on drawing numbers: 100C, 101G, 102G, 103G, 104G, 105G, 106F, 107G, 109G, 110H, 111H, 112H, 205G, 300F, 301F, 302F, 500A, 501A, 504B, 505B, 560A, 561A

RECOMMENDATION SUMMARY : Grant Permission subject to Section 106

Applicant
 Suffolk Wharf
 Jamestown Road N1
 287-289 Camden High Street
 London,
 NW1

Agent
 Fibben Fox Associates Ltd.,
 REF: 2142/AP8
 31 The Broadway,
 Woodford Green,
 Essex
 IG8 0HQ

Analysis Information

<u>Land Use Details</u>		
Existing		Sq Metres
A1	Shop	0
A3	Food and drink	0
B1	Business	0
Proposed		
A1	Shop	490
A3	Food and drink	1490
B1	Business	3595
Total=		5575

OFFICER'S REPORT:

1. SITE

- 1.1. This site is located on the south side of Regent's Canal opposite Camden Lock; the application site, which has planning permission for redevelopment to provide a mixed-use building comprising B1, A1 and A3 uses fronts on to the Regent's Canal. The western part of the site has permission for redevelopment to provide a five-storey hotel. The two parts of the site are separated by a service road/pedestrian access.
- 1.2. The site is in the Regent's Canal Conservation Area, and Regent's Canal Area of Special Character. It is close to Camden Town and Primrose Hill Conservation Areas, and the eastern part of it is in the Camden Town Major Shopping Centre.
- 1.3 The eastern part of the Suffolk Wharf site does not front directly on to Jamestown Road but is separated from it by the TDI building. The main elevation of the building that includes A3 uses faces the canal, and a shorter elevation fronts on to Camden High Street. Jamestown Rd has mixed uses: to the west of Arlington Rd it is predominantly residential but, to the east, it has a more commercial character.

2 PROPOSAL

- 2.2 Variation of the planning permission dated 15.3.1999 (Registered No PE9700702R3) for the redevelopment of the eastern part of the site by the erection of a four-storey building for mixed A1, A3 and B1 comprising alterations to the elevations, fenestration, shopfront, balustrading, terraces, roof plant and the omission of the approved canopy over the pedestrian area.
- 2.3 The rear (south) elevation is now vertical rather than stepped; a "shelf" for the A3 plant is proposed over the rear access; the east elevation has been reconfigured; the window design is simpler than that approved; the balustrading has been amended from glass to metal; the terraces and balustrading at first and second floor levels have been omitted; there is a slight increase in floorspace on the third floor, where the access to the terrace has been revised; the shopfront facing Camden High Street has been changed from metal/glass curtain walling to a structural glass facade; ducts for the A3 accommodation are shown on the rear (south) elevation; a small basement area is proposed under the retail unit to provide plant for the B1 accommodation.
- 2.4 Materials and colour samples have been submitted in respect of the main elevations, roof plant and windows/doors. The main elevations would have a green/grey granite base (Verde San Francisco) with greyish green coloured render above. The metal of the roofplant and windows would be grey (RAL 7040) Plastisol.

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2.5 These variations, together with internal rearrangements would result in the following changes to the floorspace:

	B1	A1	A3
approved	3510	550	1374
current	3725	508	1460
appcln	(inc plant)		

2.6 Revisions

2.7 The revisions amended the fenestration, reduced the size of the plant room and lift motor room, and provided more information in respect of the proposals including the proposed materials and colour samples.

3 RELEVANT HISTORY

On 15.3.1999 planning permission was granted for the redevelopment of the western part of the site by the erection of a five-storey hotel. At the same time planning permission was granted for the redevelopment of the eastern part of the site by the erection of a four-storey building to accommodate restaurant on the ground floor, retail on part of the ground and first floors, offices on the upper floors together with use of the former lock-keeper's cottage as a canal information centre. Both permissions were subject to conditions and legal agreements.

4 RELEVANT POLICIES

Relevant policies include: EN16, EN16 (new), EN33

5 CONSULTATIONS

Conservation Area Advisory Committee

Camden Town CAAC objected to the size of the original plant room, and the increase in B1 and A3 floorspace on the grounds that it would increase pressure on the Underground system. No response received in respect of Revision 3.

Camden Town Community Forum objected to the size, height and siting of the roof plant, and were concerned that there might be harmful emissions. They were not happy about increased A3 floorspace. They did not object to Revision 3, provided the same setback to the 4th floor is retained.

Adjoining Occupiers

Number Notified	01
Replies Received	00

6.0 ASSESSMENT

6.1 Design

6.2 The main issue is whether the current proposals for roof plant are acceptable. Whereas the first submission proposed roof plant both higher and considerably larger than previously approved, the revised proposals would amount to much the same as approved. Although the plant would be slightly (0.4m) higher than approved, it would not be more visible because it has been set back from the canal elevation and reconfigured. The lift motor room first proposed was unacceptably large and prominent, but its height has been substantially reduced and it has been relocated to a position from which it would hardly be visible. Officers consider the revised proposals to be acceptable.

6.3 The other amendments to the approved scheme are all acceptable in design/conservation area terms. The revised elevations would have a simpler appearance than the approved ones, as the fenestration is simpler, and balustrades have been removed. The proposed materials and colour scheme are also acceptable. In these respects this application satisfies part of condition 1 of the 1999 permission. However, detailed drawings of the windows and entrances should still be submitted.

6.4 Land use

6.5 The proposed variations in floorspace would not affect the bulk of the building. As a result of internal rearrangement, the A3 accommodation would increase by 86m, which is considered insignificant within the context of the 1374 sq m already approved. Officers do not consider that this increase would result in an unacceptable impact over and above what has been approved.

6.6 Amenity

6.7 The proposed variations would not give rise to amenity problems.

6.8 Legal agreement

6.9 A Deed of Variation should be completed in respect of the legal agreement relating to PE9700702R3.

7.0 LEGAL COMMENTS

7.1 Members are referred to the note from the Borough Solicitor at the start of the agenda.

8.0 RECOMMENDATION

Grant planning permission subject to the following conditions and a Deed of Variation of the S106 agreement:

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CONDITIONS

- 1 The details of the following shall be submitted to and approved by the Council before any work on the site is commenced:
 - a) the windows and entrances at scale 1:5
 - b) the free-standing canopy
- 2 The materials and colours hereby approved shall not be amended without prior approval of the Council.
- 3 No external plant other than that hereby approved shall be provided on the site without details having been submitted to and approved by the Council.
- 4 The lighting and signage to be used in association with the development hereby approved shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced. (CD02 amended)
- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council. (CE02)
- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation. (CE04)
- 7 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced. (CJ01)
- 8 The office accommodation hereby approved shall be built to B1 (c) standards and permanently retained as such.
- 9 No food or drink shall be consumed on the premises outside the hours of 8.00 to 00.30 hours on Mondays to Saturdays and 8.00 to 00.00 hours on Sundays or Bank Holidays. No customers or members of staff shall be on the premises outside the hours of 8.00 to 00.45 on Mondays to Saturdays and 00.15 on Sundays.

- 10 The second-floor flat roof area at the east end of the site shall be used only for the purposes of maintenance.
- 11 The glazing shown on the drawings hereby approved as being obscured shall be provided and permanently retained as such.
- 12 The development shall not be occupied before screens to the roof terraces have been erected in accordance with details which shall have been submitted to and approved by the Council.
- 13 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway. (CG04)
- 14 The use hereby permitted shall not begin until full details of the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given. (CG15)
- 15 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels (expressed in dab) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A). (CG08)
- 16 Before the restaurant use commences all plant and machinery shall be sound attenuated and isolated from the structure in accordance with a scheme to be submitted to and approved by the Council such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises. (CG10) amended
- 17 All plant hereby approved in connection with the A3 uses shall only be operated during the restaurant opening hours.

Reasons for conditions

- 1&2 To ensure that the external appearance of the building will be satisfactory in accordance with the requirements of policies EN1 and EN16 and EN33 of the London Borough of Camden Unitary Development Plan 2000. (DD02)
- 3 To safeguard the appearance of the premises and the character and amenity of the immediate area, in accordance with the requirements of policies EN1, EN16, and EN33 of the London Borough of Camden Unitary Development Plan 2000. (DD04)
- 4 To ensure that the Council may be satisfied with the external appearance of the building, in accordance with the requirements of policies EN1, EN16 and EN33 of the London Borough of Camden Unitary Development Plan 2000. (DD01)

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- 5 In order that the Council may give consideration to the details of the proposed development. (DA01)
- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme, in accordance with the requirements of policy EN16, EN17 and EN33 of the London Borough of Camden Unitary Development Plan 2000. (DE02)
- 7 In order to ensure compliance with the terms of the Act and Regulations, and with the requirements of policy RE8 of the London Borough of Camden Unitary Development Plan 2000. (DJ01)
- 8 In order that the development may comply with the requirements of policy EC5 in respect of employment uses.
- 9 To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policy EN1 of the London Borough of Camden Unitary Development Plan 2000. (DG01)

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To safeguard the amenities of the adjoining premises in accordance with the requirements of policy EN27 of the London Borough of Camden Unitary Development Plan 2000.

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To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policy EN1 of the London Borough of Camden Unitary Development Plan 2000. (DG01)

Informatives

- 1 You are advised that condition 9 means that no customers shall be on the premises and no activities associated with the use, including preparation and cleaning up, shall be carried out otherwise than within the permitted time. (IE08)
- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Streets Management Traffic Management Section (tel: 0171- 860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site. (IA02)

- 3 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 the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Section, Town Hall, Argyle Street WC1H 8EQ, (tel: 0171-278 4444). (IA05)
- 4 Your attention is drawn to the need to consult the Council's Environment & Consumer Protection Service, Waste Management Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 0171-278 4444) regarding arrangements for the disposal of refuse. (IE02)
- 5 Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards. (IE04)
- 6 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street Environment Service (Recycling) on 0171 485 1553. (IJ01)
- 7 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)
- 8 The applicants are strongly encouraged to undertake a BREEAM assessment of the B1 part of the development.
- 9 There is a statutory requirement to provide sanitary conveniences for people with disabilities in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the Streets Management Building Control, Service, Camden Town Hall, Argyle Street, WC1H 8EQ. (Tel:0171 413 6100). (IB06)

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