

Delegated Report		Analysis sheet		Expiry Date:		27/10/2006	
		N/A / attached		Consultation Expiry Date:		02/10/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/3255/P			
Application Address				Drawing Numbers			
202 Camden High Street London NW1 8QR				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Additions and alterations including erection of fire escape stairs at rear and use of flat roof at first floor level as a terrace to public house. (Class A4)							
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	09	No. of responses	00	No. of objections	00
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify		Site not located within a Conservation Area.					

Site Description

The application relates to the Bucks Head public house which is located on the junction of Camden High Street with Buck Street. The rear of the building fronting Buck Street is single-storey plus basement and the flat roof to this part of the building is used as a roof terrace, currently only accessible through the managers flat at first floor level.

The site forms part of a primary retail frontage.

Relevant History

AE9700355 - The retention of ultravision hoarding at first floor level flank elevation – REFUSED.

AEX0100124 - The retention of externally illuminated fascia signs – 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.

SD6 – Amenity for occupiers and neighbours

SD7 – Light, noise and vibration pollution

B1 – General design principles

B3 – Alterations and extensions

R3 – Assessment of food and drink uses and licensed entertainment

Supplementary Planning Guidance (July 2002)

Assessment

Planning permission is sought for the following:

- Use of the existing first floor terrace to provide outdoor seating for the public house
- Erection of retractable awning to roof terrace
- Erection of a metal fire escape stairs painted black, from basement level to ground floor level.
- Insertion of new timber door at ground floor level (north facing elevation)
- Insertion of a new timber door to south facing elevation (Buck Street).

The plans indicate that an existing flue which starts at ground floor level and terminates on the roof terrace would be rerouted. However, this was not included in the applicant's description of development and no acoustic survey has been submitted to enable an assessment as to whether this would increase levels of noise to adjoining properties. Issues of fumes and odour would also need to be considered. The applicant has been advised that the rerouting of the ducting has not been assessed and that a further planning application accompanied by an acoustic report is required. An informative to this effect is recommended.

Amenity

Terrace

204 Camden High Street is a retail unit at ground floor level with residential above. The terrace is located approximately 8 metres from a window at the rear of this property. 3 Buck Street is a record shop with residential above. It has one window at ground floor level in the flank elevation which is understood to serve a stairwell to the residential accommodation on the upper floors of the building. 9 Stucley Place has two high level windows in its flank wall which overlook the terrace. These windows serve a corridor with the habitable accommodation situated on the opposite side of the building.

Given that the windows which overlook the terrace do not serve habitable accommodation, there are no concerns regarding loss of privacy or noise and disturbance, subject to a condition restricting its use to between 10:00 and 22:00 daily. This would comply with a recently revised alcohol licence issued for the premises allowing use of the terrace. Furthermore, Camden High Street is a lively and vibrant street and the site is located directly opposite Buck Street Market therefore ambient background noise levels are likely to be high. Further conditions are recommended that no amplified music is played on the terrace, and that if any lighting is proposed, details must be submitted for approval to ensure no light pollution to the adjoining residential accommodation.

External Stairs

Given that the windows which would have views of the stairs serve non-habitable rooms, there are no concerns regarding loss of privacy or loss of light.

Design

Terrace

A 1.1 metre high timber balustrade is proposed to enclose the terrace. The proposed design and material would be acceptable and would not cause harm to the appearance of the building.

A retractable awning is proposed to cover part of the terrace and there are no objections to this element of the proposal. It would be visible from Buck Street but would be located towards the rear part of the terrace which would reduce its prominence in the streetscene.

External stairs

The stairs would not be visible from the public realm, sitting below terrace level therefore no objections are raised on visual grounds.

New doors

The door to the north facing elevation would not be visible from the public realm . The new door to Buck Street would match an existing door in this elevation and would be acceptable.

Recommendation

That planning permission be granted, subject to conditions.

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