

Delegated Report		Analysis sheet		Expiry Date:		04/10/2006	
		N/A / attached		Consultation Expiry Date:		7/9/2006	
Officer				Application Number(s)			
Hugh Miller				2006/3390/P			
Application Address				Drawing Numbers			
277 - 279 Camden High Street London NW1 7BX				Site Location Plan; Drawing No. 2097/P01; 2097/P02; 2097/P.10; 2097/P.11; 2097/P.12 2097/P.04; 2097/EX.06; 2097/P.07; 2097/P.06; 2097/EX.04; 2097/P.05; 2097/EX.03; 2097/EX.05; 2097/P.03; 2097/EX.02; 2097/EX.10;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of 2-storey rear extension to provide additional retail accommodation, provision of new residential entrance to front elevation, creation of roof terraces at the first floor residential flats and demolition of existing ground floor rear extensions.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
Summary of consultation responses:		No objections Comment: Thames Water request that the applicant should incorporate within their proposal protection to the property by, for example, non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewage network may surcharge to ground level during storm conditions.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Not within conservation area.					

Site Description

The application site comprises two terraced properties with basement plus 3-storeys situated on the south side of Camden High Street, east of the Regents Canal and west of the junction with Jamestown Road.

No.277 has retail (Class A1) at the basement and ground floor level with residential on the two upper floors (Class C3). No.279 has retail use at the basement and ground floor with residential use at first and second floors. The single-storey rear closet wing at basement level functions as a laundry to the occupiers at no.279. Both residential units are access via no.277, with the occupiers of no.279 traverse through the rear garden to its main rear entrance to the upper floors.

The application site retains their rear garden space and they have a fair representation of mature and semi-mature trees within the rear garden. The rear garden at Nos. 281 and 283 are partially covered with single –storey buildings. No.275 has full site coverage comprising 2-storeys.

The application site is within the designated Camden Town Centre. The properties are not within the conservation area.

Relevant History

August 2000 Pp granted for the use of the first and second floors for purposes ancillary to the use of the ground floor and basement for A3 purposes, ref. PEX0000578.

February 2003 Pp granted for the replacement of existing solid metal shutters with perforated metal roller shutters. As shown on drawing number 2476 and specification N2723.MR dated 29 June 1998, ref. PEX0200144.

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.

RUDP 2006

SD6 - Amenity for occupiers & neighbours,
B1 –General design principles
B3- Alterations & extensions
R2 –General impact of retail and entertainment uses

SPG -2000:

Alterations & extensions, section 2.7

Camden Planning Guidance 2006.

Assessment

Background

With the exception of the application site, Nos.281 and 283 have partial site coverage, the remainder of adjoining properties (Nos.267-275) have full-width, full-depth rear extensions, which cover their rear garden space. The common brick boundary to no.275 & 277 measure approx. 5.0m height, which is partially stepped down but retains its height along the entire length of the wall where it abuts adjacent walls. The boundary to nos.279 and 281 is lower and measure 2.95m in height. To the rear of the host building and close to the rear common boundary is located a large office building.

The main issues concern the design and impact of the proposed on the appearance of the building & on neighbour amenity.

The application proposes:

- erection of full-width 2-storey extensions to provide additional retail accommodation and creation of roof terraces on top for the first floor residential flats
- alteration to shopfront to provide new entrance to residential unit at no.279.

Design and extension

The two single-storey rear closet wings would be replaced by a 2-storey full-width rear addition with roof terraces for both residential occupiers. The proposed rear extension measures 9.8m width x 5.4m depth (52.93sqm). Its height would match no.275 the adjacent common boundary wall. The rear flank wall would be partly clad with slatted western red cedar cladding with obscure glazing at the basement level and large obscure glazed windows at the ground level. The cedar cladding would provide a secondary screen when viewed from the retail units to the rear gardens and although it covers the brick elevations is considered acceptable in this instance by virtue of its location. Acrylic sheet screens would be installed around the roof terrace to minimise on residential occupiers amenity, in particular the plant and machinery at no.275 (Class A4) use. Generally, full-width rear extensions are discouraged because of the impact on the appearance of the building in terms of footprint, massing/ building bulk and the departure from the local historic pattern of development. In this instance however, the proposed extension would:

- increase the retail floorspace to existing retail Class A1 units, which is in compliance with policy R2,
- facilitate improvement to the existing retail units within the large retail Camden Town Centre,
- match the height of the adjacent rear extension at no.275 (although this one is of much shallower depth),
- the extension would not impact on the rear garden amenity space, because the substantive rear garden open space remains as existing,
- improve the current unsatisfactory residential access arrangement with the provision of the independent entrance to no.279
- For these reasons and given that the proposed extension would not be visible from the public domain it is considered that in this instance and on balance, the proposed extension is considered to be not so materially significantly large than the extensions at nos. 267-275 and is therefore acceptable.

Two windows at rear first floor would be altered to provide access to the roof terraces. The alterations although minor in nature would alter the general rhythm of the existing openings. Notwithstanding this the windows would not be visible from the public domain and the application site is not within a conservation area and the alterations are not considered to be so materially significant and are considered acceptable.

The existing rear garden would be accessed via the spiral staircases from the respective roof terraces and is satisfactory.

Shopfront alteration

The existing retail units do not have any shopfronts (i. e. no stallrisers, sills, transom, mullion top/fanlights) and existing steel roller shutters encloses them. The proposed residential entrance would not have any impact on the shopfront and is therefore acceptable.

Neighbour amenity

The proposed screens would be located along the parapet between the residential units and would prevent any reciprocal loss of privacy or overlooking by the occupiers of the units. There are no residential occupiers within the buildings adjacent to the application site and the proposed extension is acceptable on residential amenity grounds.

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