

Delegated Report		Analysis sheet		Expiry Date:	13/09/2006
(Members Briefing)		N/A / attached		Consultation Expiry Date:	24/08/06
Officer			Application Number(s)		
Victoria Lewis			2006/3057/P		
Application Address			Drawing Numbers		
42 Gloucester Avenue London NW1 8JD			See decision.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date
Proposal(s)					
Erection of extension at roof level to provide additional office space (Class B1).					
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	01	No. of objections	01
Summary of consultation responses:	Objection from 42 Gloucester Avenue –					
	The design looks cheap and appears not to be at least of equal standard to that which exists.					
	Response: The design has now been amended and is more in keeping with the existing roof extension.					
	The design, if constructed, would take from my adjacent property both light and privacy.					
	Response: The roof extension is set in from the adjoining property and is set beyond the front building line. There would be no unacceptable loss of light and privacy would be protected by condition.					
	The physical impact of such an addition is wholly inappropriate to the existing building.					
	Response: The proposed extension would be in keeping with the existing and would not detract from the appearance of the building due to the revised scheme.					
	The new office, if built, would put further pressure on the already limited parking facilities agreed for this development.					
	Response: Highways officers are satisfied this small increase in office floorspace will not place significant pressure on existing parking in the area.					
	Ditto for both refuse storage and recycling of refuse.					
Response: The existing waste and refuse facilities at the site have been examined and shown that the existing facilities can cope with this increase and therefore no additional facilities are required.						
Site Notice – Expired 24/8/06 – No response.						
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC Objects -					
	A governing principle of the height of the building, when originally approved was that it should not exceed the height of the original block (which was demolished) and that it should not exceed the height of the adjacent hydraulic water tower.					
	Response: The application must be assessed on its merits and the proposed extension is considered to preserve the CA and appearance of the existing building and thus no harm can be demonstrated.					
	The proposal is unacceptable in terms of its detailed design, height and bulk.					
Response: This has been amended and is now acceptable.						

The projecting section to the front of the roof unnecessarily exaggerates the perceived height of the extension from street level, in long and shorter views along Princess Road.

Response: See above.

The introduction of another design style, in the proposed roof form, also unnecessarily draws attention to the proposed extension.

Response: See above.

The north-west end of the structure sits unhappily above the line of the brick elevation facing wall.

Response: The set backs and alteration to the design is considered to address this point.

The proposals would neither preserve nor enhance the character or appearance of the CA and should be refused.

Response: The revised proposal is now considered to preserve the character and appearance of the CA. See main assessment for details.

Site Description

The application relates to a modern brick and glazed building comprising offices, retail, café use and residential. The site is located on the northern side of Gloucester Avenue and forms part of the Primrose Hill Conservation Area. This part of the application building is visible in views along Princess Road and Gloucester Avenue.

Relevant History

PE9900623 Granted on 19.6.00 for the redevelopment of the site by the erection of two three/four storey linked buildings to provide B1 offices, residential, retail and cafe floorspace with the retention of the accumulator tower and horse steps and tunnel. Granted subject to several conditions including the following:

- B1 accommodation to be built to B1(c) standards on ground floor.
- details of method of storage and waste removal including recycled materials.

Several applications followed for approval of details relating to this scheme including ref: 2004/4145/P granted 17.11.04 for details of planting and refuse store pursuant to discharge of conditions 7 & 14.

CE9900624 CAC granted 19.6.00 for demolition of the existing buildings on the site, with exception of the hydraulic accumulator tower (water tower) in connection with PE9900623.

PEX0100938 Permission granted 15.1.02 for COU of permitted A1 unit at ground floor to dual use consisting of retail (Class A1) and Office (Class B1) restricted to no less than 50% A1 at ground floor and when dual use ceases use returns to Class A1.

PEX0300085 COU from A1 to A3 at 42B refused 17.2.04 and subsequently dismissed on appeal on 19.11.04.

2004/0706/P granted 8.4.04 for alterations to existing glazing at ground level and addition of glazed entrance lobby.

Relevant policies

S1, S2, S7, SD1, SD6, SD9, B1, B3, B7, T1, T9, E1

Assessment

Proposal: Planning permission is sought for the erection of a flat roof extension to the roof of the property to provide an additional 102 square metres of B1 office space. The application has been revised to set the extension a metre back from its proposed position, which was in line with the existing roof extension on the south east section of the building and amendments to the design.

The extension as amended would be set back 2.4m from the glazed section of the front elevation and 3.3m from the brick façade, which sits in front of the glazing. The extension would measure 18.2m wide, 5.5m deep and 3.2m tall and would sit in front of and obscure the existing plant housing at roof level, which is currently visible in long views along Princess Road. The extension would also be set in 4m from the edge of the building and a roof terrace provided to the front and side.

It would be of a lightweight, glazed appearance with a single ply-membrane roof to match the existing roof extension and grey fenestration frames also to match the existing. Details of materials including samples to ensure the colour and quality of the materials matches the existing extension are required by condition.

Background: Permission was granted for the redevelopment of the site and construction of a part 3/part 4-storey building (not incl. lgf level) comprising car parking, offices and a café at lower ground floor. At upper ground, first, second floor and mezzanine level, which forms roof extension in south east section of the building only, are residential units. In the north west section of the building at upper ground floor is retail and B1c floorspace to the rear, B1 offices at first floor and lower second floor (rear only) and B1 offices at the rear at upper second floor level.

The building essentially is 3-storeys high fronting onto Gloucester Avenue with a set back 4th floor on the south east section of the building only (residential part of building). The design of the front façade reflects the use of the building, with smaller windows and balconies in the southern section and double height entrances and glazing set behind large brick openings which frame the north section of the building. The floor levels in the two sections of the building also differs.

Design: There is an existing structure at roof level, which contains a self-contained flat together with a lift shaft, and other associated structures. Owing to the height of the building, these roof structures are not readily visible when standing directly in front of the property but are visible on approaching the site from Princess Road and when approaching the site from the south along Gloucester Avenue.

The plans have been amended following concerns that the design for the new extension would not match the design of the existing roof extension, which formed part of the integral design of the whole building, which is mostly apparent when the building is viewed from the south along Gloucester Avenue. There were concerns that the new roof extension would appear an incongruous addition to the roof and existing structure as a result of its differing design and that the originally proposed sun louvres would draw the eye up towards the new structure.

The amended plans show the extension designed to match the existing roof extension more closely, although owing to a difference in the level of the two areas of roof (due to differing floor levels in the commercial and residential parts of the building) the proposed extension would be a metre higher. The design of the new extension, whilst not identical to the existing, is considered acceptable due to the design rationale of the main building as explained in background section. The proposed extension takes its cues from the design of the first floor glazing and is therefore considered acceptable.

Whilst not ideal, because the extension would be set back from the parapet and indeed further than the adjoining extension and be constructed with matching materials and a similar design, its visibility will be greatly reduced. When viewed from south of the site along Gloucester Avenue, these views are limited due to the curve in the road. The new extension would be mostly masked by the existing and only a small difference in levels would be visible and views are restricted to those on the other side of Gloucester Avenue and close to the application site.

The main view of concern is the view from Princess Road. From this view the existing roof extension

is only just visible whereas the plant room is certainly more visible and adds nothing to the appearance of the building and could be said to detract from its appearance and the conservation area. In this respect, the new roof extension, whilst fairly large, would mask the existing plant room and would sit comfortably back from the front parapet and a further metre back from the existing roof structure to address the height difference. The current building steps up from the adjoining residential property and it is not considered that the roof extension would look uncomfortable in the street scene given the 2-storey height of the neighbouring building due to the set in from the boundary.

Whilst the roof extension would be visible in long views, officers consider that its lightweight structure and set backs would reduce its visibility and therefore it would be difficult to demonstrate harm to the character or appearance of the conservation area and the main building and therefore would preserve the CA.

Amenity: Concerns have been raised that the proposal would result in loss of light to the roof level flat. The extension would be set back slightly from the front building line of the adjoining property hence no loss of light would result here but would extend 3m deeper at the rear. There is potential therefore for a loss of light here however, the extension is set 4m from the boundary and any loss of sunlight rather than daylight, would only occur in the morning and would be minimal and therefore no harm to the adjoining occupiers is expected. A door on the flank elevation provides access to the flat roof. This and the extent of the roof terrace could provide opportunities for overlooking the rear of the adjoining residential flat. As such, this needs to be revised and details of this elevation and the extent of the roof terrace are required by condition. The agent has been advised of this and raised no objection.

In general, B1 uses sit comfortably alongside residential uses therefore there are no concerns regarding noise and disturbance to existing residential occupiers. Any additional plant required to serve the new office space would require a separate planning application and if required should be incorporated into the design of the new extension. It is noted however, that there is an existing plant, which should be able to cater for the increased floorspace.

.Transport: Given the fairly limited amount of additional office space that would be created, it is not considered that the proposal would increase demand for on-street parking. The site is located within reasonable walking distance of the Chalk Farm tube station.

The applicant has provided details of the existing and proposed refuse storage arrangements, which demonstrates that there would be adequate space on site to accommodate the additional refuse storage requirements of the additional office space. This is considered to be acceptable.

Recommend permission be granted.

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