

Delegated Report		Analysis sheet		Expiry Date:		25/02/2014	
		N/A		Consultation Expiry Date:		31/01/2014	
Officer				Application Number(s)			
Gideon Whittingham				2013/8316/P			
Application Address				Drawing Numbers			
61-63 Holmes Road London NW5 3AN				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of commercial use specification (Condition 11) of outline planning permission dated 12/03/2012 (2011/0201/P & APP/X5210/A/11/2163152) for the erection of a 5 storey plus basement building.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					

Site Description

The site is located on the south side of Holmes Road off Kentish Town Road. The existing buildings consist of two storey Victorian properties with commercial floorspace at ground floor level and residential to the upper floor. The building has two frontages onto Holmes Road as they are situated on a corner, the main frontage faces north west and a smaller frontage faces north east. The adjacent properties at 55-57 and 65-69 Holmes Road form the south eastern and south western boundaries of the site.

The area is characterised by a variety of building sizes and uses, including mixed-use (business and residential) buildings of up to six storeys. Historically Holmes Road has been an employment area but recent developments have brought about a significant proportion of residential uses. There is a Council housing block to the west at no.76 Holmes Road, a student housing block to the north at 54 - 74 Holmes Road, recently constructed residential block to the north at 74a Holmes Road and a residential block to the south east at 55-57 Holmes Road. 65-69 Holmes Road has gained permission for a 6 storey (above ground) student accommodation and commercial floorspace scheme (allowed December 2011, ref 2010/6039/P)

The buildings are not listed or within a conservation area but the Inkerman Conservation area lies to the south. The Kentish Town Industry Area lies immediately to the north of the site and the Kentish Town District Shopping and Service Centre is 200m to the east.

Relevant History

Planning:

2011/0201/P: Refused consent then subsequently allowed on appeal (ref: APP/X5210/A/11/2163152) on 12/03/2012 – Outline application for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building (furniture repair Class B1 and residential Class C3) (application seeks permission for scale, layout and access only and not appearance of the building or landscaping).

The Inspector attached the following relevant conditions to the decision:

5) The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule at the end of these conditions.

11) Notwithstanding Condition 5, no development shall take place until a specification for the Use Class B1 floorspace hereby permitted, to ensure its suitability for Class B1(c) uses, has been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved specification.

This appeal decision is addressed in this report. The conclusions reached by the Inspector are material to assessment of the current application.

2013/8317/P: Variation of condition 7, in relation to Class B1 floorspace, of outline planning permission (2011/0201/P & APP/X5210/A/11/2163152) dated 12/03/2012, for the erection of a 5 storey plus basement building. Officer recommended for approval 15/04/2014

Enforcement:

EN13/1379: The construction underway does not include a basement 2011/0201/P - allowed on appeal. This application seeks to correct the enforcement investigation.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP13 - Employment sites and premises

DP27 – Basements and lightwells

Camden Planning Guidance 2011/2013:

CPG5 Town Centres, Retail and Employment, CPG6 Amenity

Assessment

1. Proposal:

1.1 The application proposes the discharge of the following condition:

Condition 11:

Notwithstanding Condition 5, no development shall take place until a specification for the Use Class B1 floorspace hereby permitted, to ensure its suitability for Class B1(c) uses, has been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved specification.

Assessment

1.2 The Inspector, in assessment of the main application and without further justification (in terms of requirement or matters needing to be demonstrated) held:

‘A specification would be required to ensure that the Class B1 space was suitable for this use.’

1.3 The submitted details have been inspected and are considered acceptable for Class B1 (c) use, in particular :

- clear, high ceiling heights
- access for delivery and servicing vehicles around the site
- lots of natural light
- level access
- high ceilings and level access for potential commercial users.

1.4 Such matters would provide a good quality of commercial accommodation as per CPG5.

Recommendation: Approve details