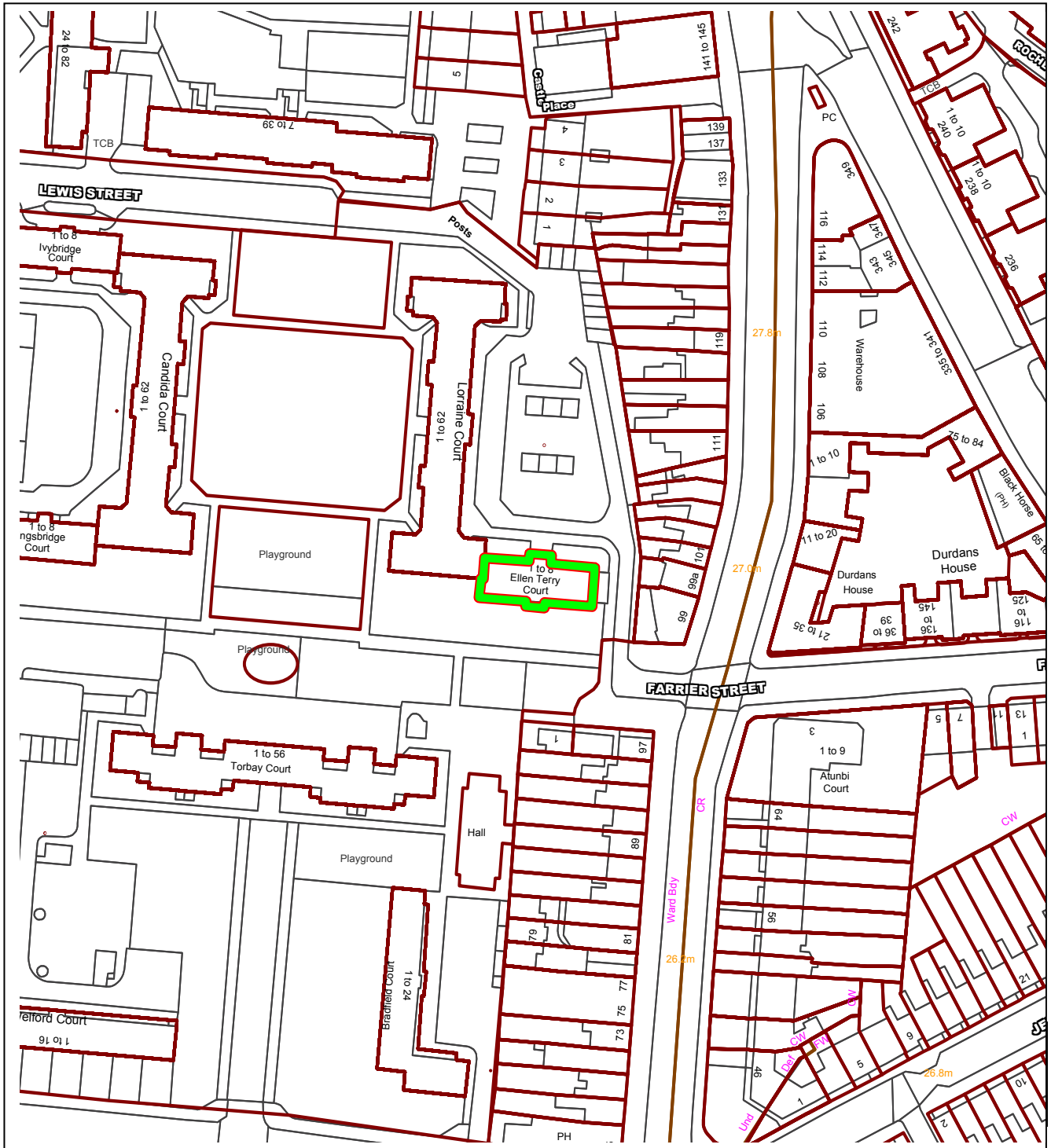


# Flat 1, Ellen Terry Court, Clarence Way

## NORTHGATE SE GIS Print Template



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	25/08/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	29/08/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Nanayaa Ampoma			2014/1574/P 2014/2166/A	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 1, Ellen Terry Court Clarence Way London NW1 8SE			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<ul style="list-style-type: none"> <li>i. Change of use from residential flat (Class C3) to office use (Class B1) and installation of grilles to front elevation windows.</li> <li>ii. Display of 2x non-illuminated fascia signs affixed to front and side elevation.</li> </ul>				
<b>Recommendation(s):</b>		<b>Approve Planning Permission</b> <b>Approve Advertisement Consent</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b> <b>Advertisement Consent</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>76</b>	No. of responses	<b>04</b>	No. of objections	<b>03</b>
			No. electronic	<b>00</b>	No. of Supports	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Adjoining neighbours were notified. Four comments have been received from neighbouring properties. Specifically:</p> <ul style="list-style-type: none"> <li>▪ 3 Ellen Terry Court (objection)</li> <li>▪ 6 Ellen Terry Court (objection)</li> <li>▪ 16 Lorraine Court, Clarence Way (support)</li> <li>▪ Ellen Terry Court (no specific address)</li> </ul> <p><b>Objections to the application can be summarized as follows:</b></p> <ol style="list-style-type: none"> <li>a) If the flat door is to be retained there should be no public access via this door for security reasons.</li> <li>b) Garden area should be tidied</li> <li>c) The lease for the block states that no signage can be placed on the external walls of the property.</li> <li>d) The proposed office area should not be used for storage.</li> <li>e) The office should only be used/open during the times stipulated on the application form</li> <li>f) The ground floor flat is currently converted for disabled use and should be used as such and not as offices</li> <li>g) Grills would make the building look less hospitable, unsightly and could attract more antisocial behaviour.</li> </ol> <p><b>Comments in support can be summarised as follows:</b></p> <ul style="list-style-type: none"> <li>▪ The proposed office would allow for local residents to speak to staff directly about general issues.</li> </ul> <p><i>Officer response: Point a-c do not form part of a formal planning assessment; point d - no storage is proposed as part of the application; point e – opening hours would form part of any permission; point f – while the Council takes an active step to encourage the provision of disabled units, there is no specific Council policy for the protection of exiting disabled units.</i></p>					

**CAAC/Local groups\*  
comments:**  
\*Please Specify

The application site is not within a Conservation Area.  
No comments have been received from local groups.

## Site Description

The application site relates to a large residential estate off Clarence Way. Clarence way is west of the borough close to Camden Town and Kentish Town.

The property is finished in exposed redbrick and white painted window and door frames.

The site does not form part of a listed building and is not in a Conservation Area.

## Relevant History

**2008/1358/P** - Change of use from day centre (Class D1) to residential accommodation (2-bedroom flat) with an element of care (Class C3) at ground floor level, replacement of timber entrance door with UPVC door. **Grant 24-04-2008**

**2005/4720/P** - Alterations to the existing external access ramp to ground floor community centre (Class D1). **Granted 11-11-2005**

**9301558** - Continued use as a day centre and construction of ramp with handrails. **Grant 07-12-1993**

**8602328** - Continued use as a special needs unit for the teaching of social and educational skills to multiply-handicapped people. **Grant 04-12-1986**

## Relevant policies

### National Planning Policy Framework (March 2012)

#### Camden LDF

##### *Core Strategy*

CS 6 Providing quality homes

CS 5 Managing the impact of growth and development

CS10 Supporting community facilities and services

CS14 Promoting high quality places and conserving our heritage

##### *Development Policies (2010)*

DP2 Making full use of Camden's capacity for housing

DP4 Minimising the loss of affordable housing

DP24 Securing High Quality Design

DP26 Managing the impact of development on occupiers and neighbours

#### **Supplementary Planning Policies**

Camden Planning Guidance 1 Design

Camden Planning Guidance 6 Amenity

## Assessment

### Proposal

1.0 The application proposes to build:

- Grilles on four windows at the front elevation(one has already been installed)
- Change the use of the ground floor from C3(dwelling house) to B1 (office)
- 2x adverts to east(side) and south(front) elevation

1.2 The proposed office would be open between the hours of 8am to 5pm and would employ five staff members. The office would be used as a residential housing office for those living in the Council accommodations nearby.

### Current Development

The main areas for consideration are:

- Principle of change of use
- Design of proposed grilles
- Impact on amenity
- Adverts
- Neighbour objections

#### *Principle of Change of use*

- 2.1 The proposed change of use would involve the loss of a residential unit at ground floor with a floor space of around 80 square metres. I have received comments from a neighbour that the affected unit is in fact disability friendly. However there are no specific policies restricting the loss of a disabled unit within the borough and therefore no powers to refuse the application on these grounds.
- 2.2 Core Strategy policy CS6 indicates that the Council seeks to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework. However the minimisation of this loss is applicable only in the case of the loss of two or more units.
- 2.3 In addition, policy DP4 states that the Council will resist development that would involve a net loss of affordable housing floorspace. This is relevant to the application site as the property is owned by Camden Council and is an affordable housing unit. However the development would lead to the loss of no more than unit. Net refers to two or more units under the LDF.
- 2.4 This is further supported by Development Policy DP2. This looks to protect the borough's housing stock by resisting developments that would lead to a net loss of more than two units becoming one and also with the loss of any significant amount of housing floor space. The Council does not seek to resist schemes that would lead to the loss of only one unit.
- 2.5 As the proposed loss would be to one unit only, officers are not inclined to resist the proposal in principle.

#### *Design of proposed grilles*

- 3.1 Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, siting, context, form and scale to the existing building and the general area.
- 3.2 The proposed grilles represent the only external alteration to the property aside of the proposed adverts. Although these grilles would be attached to the front elevation of the property, the host building's orientation means that its front elevation looks away from the main road and walkway and towards a courtyard. Access is gained via a walkway near no.99 Clarence Way or from Lewis Street. Therefore the front elevation is not prominent at street level.
- 3.3 The proposed grilles would not be fitted to all the windows in the block. If such an application was made it is likely that officers would resist this. However the size of the property and the complexity of its elevation in terms of its size and features together with the position of the properties front elevation means that the proposed grilles are unlikely to have a significant impact on the property's elevation or the appearance of the street scene.
- 3.4 I have received an objection from a neighbour that the proposed grilles could attract more antisocial behaviour. Any increase in anti-social behaviour would be a matter for the police and does not fall within the remit of planning control.
- 3.5 Therefore as required under the policies stated above, the proposal is related to its context and is acceptable.

#### *Impact on Amenity*

- 4.1 Under planning guidance CPG 6, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful impact on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.
- 4.2 The proposed office use would sit within a residential block. However this close relationship is not unusual. Office uses are not normally associated with anti-social behaviour, loud noise or other issues that may have a significant impact on residential amenity.
- 4.3 As there are no significant building works proposed the development will also not have a negative impact on visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. The proposed use therefore complies with policy.

#### *Advert*

- 5.1 The Town and Country Planning (Control of Advertisements) Regulations 2007 states that in deciding whether or not to approve an application for advertisement consent, the local planning authority may only consider the issues of amenity and public safety. In doing so, the National Planning Policy Framework (NPPF) and the Camden LDF IS relevant.
- 5.2 The NPPF states that poorly placed advertisement can have a negative impact on the appearance of the built environment. These policies are reflected in supplementary guidance CPG1 (p: 8).

- 5.3 The application proposes 2x 500X300mm acrylic, non-illuminated sign that would be attached to the property's south and east elevation. At the rear, the sign would be placed above the existing door. At the side elevation the sign would be placed next to an existing Council sign.
- 5.4 The design and colour of the proposed advertisements are acceptable and in keeping with the location and site. There is also no issue with the size.
- 5.5 CPG1 states that advertisement should respect the character of the existing building, its surroundings and the fabric of the building. Officers are of the opinion that the proposed advertisement has adequately satisfied the policy requirements, supplementary guidance and the NPPF and therefore should be approved.

*Neighbour objections*

- 6.1 All neighbour comments have been addressed above.

**RECOMMENDATION: APPROVE PLANNING PERMISSION AND ADVERT CONSENT**



Mr Adrian Green  
Ingleton Wood  
1 Alie Street  
London  
E1 8DE

Application Ref: **2014/1574/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

16 September 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 1  
Ellen Terry Court  
Clarence Way  
London  
NW1 8SE**

# DECISION

Proposal:  
Change of use from residential flat (Class C3) to office use (Class B1) and installation of grilles to front elevation windows.

Drawing Nos: 101, 201(15/9/2013), 203/A and Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 101, 201(15/9/2013), 203/A and Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The use hereby permitted shall not be carried out outside the following times 8am to 5pm Mondays to Fridays only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard  
Director of Culture & Environment

Ingleton Wood  
1 Alie Street  
London  
E1 8DEApplication Ref: **2014/2166/A**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

16 September 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990

**Advertisement Consent Granted**Address:  
**Flat 1  
Ellen Terry Court  
Clarence Way  
London  
NW1 8SE****DECISION**Proposal:  
Display of 2x non-illuminated fascia signs affixed to front and side elevation.  
Drawing Nos: 101, 203/A, 201(15/9/2013)

The Council has considered your application and decided to grant consent subject to the following condition(s):

## Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town &amp; Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

1

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice in regard to your rights of appeal at:

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Yours faithfully

Rachel Stopard  
Director of Culture & Environment