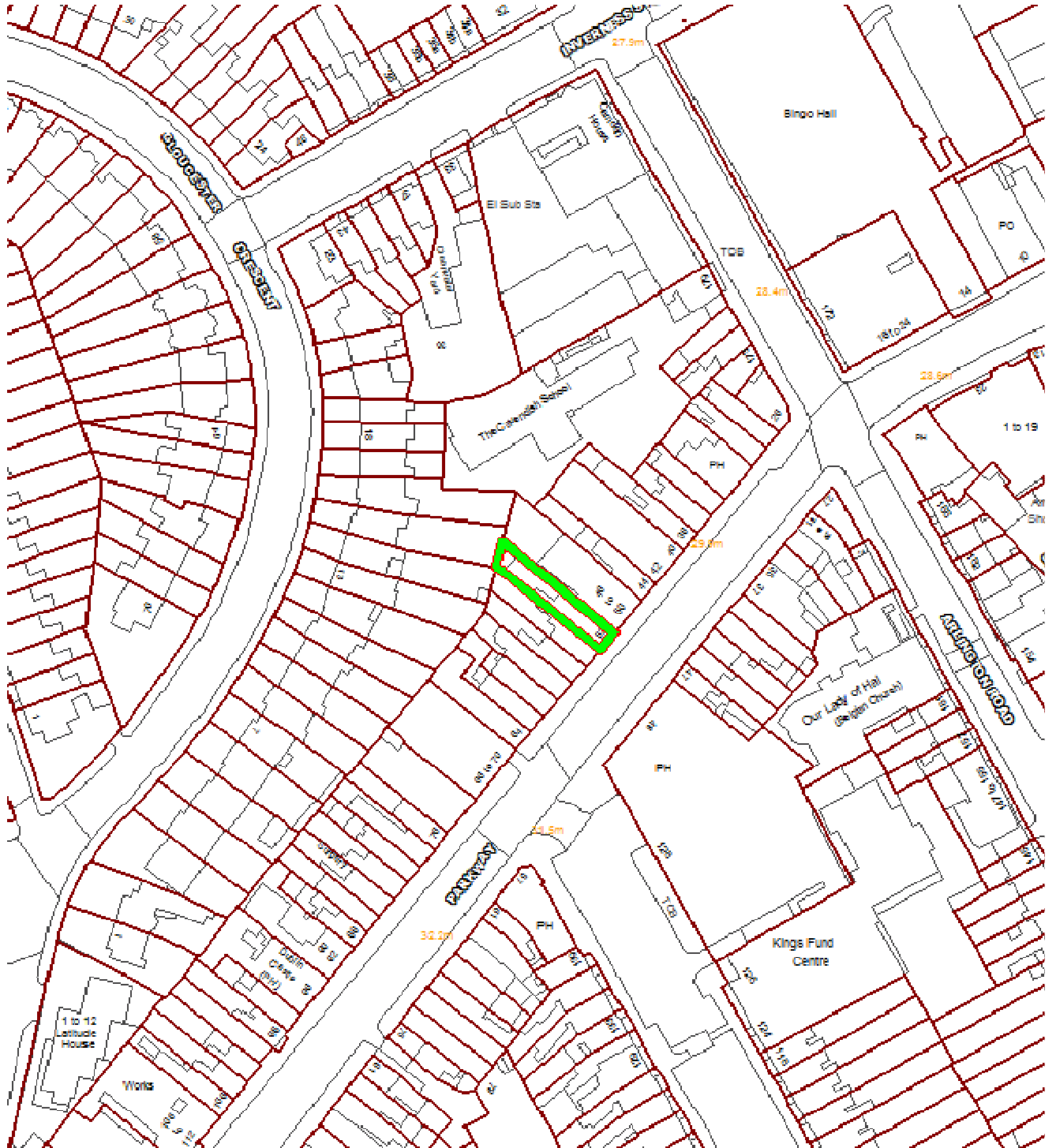


52 Parkway

2014/3667/P



52 Parkway- front elevation



Rear yard- 52 Parkway (looking north)



Rear yard - 52 Parkway (looking south)



| | | | | | |
|---|----------------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------|
| Delegated Report | | Analysis sheet | | Expiry Date: | 29/08/2014 |
| (Members Briefing) | | N/A | | Consultation Expiry Date: | 10/07/2014 |
| Officer | | | Application Number(s) | | |
| Angela Ryan | | | 2014/3667/P | | |
| Application Address | | | Drawing Numbers | | |
| 52 Parkway London NW1 7AH | | | Please see draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Installation of a cold room at rear ground floor in connection with existing use as a shop (class A1) | | | | | |
| Recommendation(s): | | Grant Conditional Permission | | | |
| Application Type: | | Full Planning Permission | | | |

| | | | | | | |
|------------------------------------|--|-----------|------------------|----------|-------------------|----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 11 | No. of responses | 1 | No. of objections | 1 |
| | | | No. Electronic | 1 | | |
| Summary of consultation responses: | <p>A site notice was displayed on 09/07/2014, expiring on 30/07/2014 and a public notice published in the local press on 19/06/2014, expiring on 10/07/2014.</p> <p>One letter of objection was received from the occupier of flat 3/6, 48 Parkway. A summary of the objection is as follows:</p> <p>I object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed structure would infill existing open space and constitute overdevelopment at the rear of the shop. (Officer's response: see section 2 in this report) 2. The proposed size of the cold room is very large in relation to the interior of the shop. (Officer's response: This is not considered to be a material planning objection as the aim of planning is not to be prescriptive) 3. The proposed cold room covered in white UPVC would be an obtrusive and unsightly addition for residents at 52A & 48 Parkway and will also be visible to residents of Gloucester Crescent. (Officer's response: See paragraph 1.2 and section 2 of this report) | | | | | |
| CAAC comments: | <p>Camden Town CAAC: Were formally consulted and strongly object for the following reasons:</p> <ol style="list-style-type: none"> 1 We reckon that the proposed cold room will be large - at least 4 x 3 metres. Big restaurants manage with much smaller cold rooms. For the size of their retail shop they could manage with a much smaller cold store placed within their own premises. (Officer's response: This is not considered to be a material planning objection as the aim of planning is not to be prescriptive) 2 The proposed cold room will be a large unsightly object covered in white UPVC and will be visible from all sides at the rear of the building - and particularly from the fully glazed First floor flat at 52A as well as the 3 storey flats adjoining to the East. It will also be visible from the rear of the houses in Gloucester Crescent. (Officer's response: see paragraph 1.2 and section2 in this report) 3. The backs of buildings are just as important as their front elevations so we feel that this proposal will not enhance our Conservation Area. (Officer's response: see section 2 in this report) | | | | | |

Site Description

The site is occupied by a three storey mid terrace building located on the north side of Parkway. The ground floor is occupied by A1 retail with the upper three floors, including the loft, being used as two self-contained residential units.

The site is located within the Camden Town Conservation Area and is also within a designated Town Centre location.

Relevant History

18/07/1991- Permission granted for Construction of a single storey rear extension together with a roof terrace at rear first floor level and alterations to the shopfront (Ref: 9003561)

18/07/1991- Conservation Area Consent granted for the demolition within a conservation Area of existing rear additions in connection with the construction of a larger extension (Ref: 9160006)

27/01/2014- Permission granted for the erection of an infill rear extension at ground floor level and installation of new shopfront (Retrospective) (Ref: 2013/7290/P)

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010:

Core strategy:

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

Development policies:

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance 2013

CPG1 (design) – chapters 1,2, 3 &11

CPG6 (amenity) – Chapters 4 & 7

Camden Town conservation area appraisal and management strategy 2007

Assessment

1.0 Proposal:

1.1 The applicant proposed to install a cold room in the rear yard area at ground floor level at the application site. The cold room is required to stock fruits and vegetables in connection with the current use of the ground floor as a retail shop. The cold room is proposed to be 2.8m deep, 2m high, and 4m long, providing an floor area of approximately 12m².

1.2 During the course of the application the scheme has been amended to:

- Re-position the cold room further away from the main building and positioned more to the rear of the yard area; and
- Installation of timber cladding around the proposed cold room in order that the majority of the UPVC cladding is not visible.

1.3 The key considerations area:

- The impact on the character and appearance of the host building and Conservation Area; and
- The impact on amenity.

2.0 The impact on the character and appearance of the host building and Conservation Area:

2.1 The revised proposal to provide timber cladding around the proposed cold room is considered to be appropriate in the location, as it now has the perceived appearance of a timber shed within the rear yard area. The size and location is considered to be appropriate in the location and is not considered to present an over-dominant feature within the existing townscape. Given that it is to be located at the rear of the site, the cold room would not be visible from the wider public realm, although it is acknowledged that it can be viewed from neighbouring and surrounding properties. The timber cladding is considered to mitigate against this by enhancing the overall appearance of the cold room thus preserving the character and appearance of the host building and the conservation area.

2.2 The existing yard area measures 41.4m² and 29.4m² of yard area will be retained once the cold room has been installed. As it is not proposed to build over the entire garden/yard area and an element of open space is proposed to be retained the proposal is considered to be acceptable and would not be detrimental in terms of the ratio of built to unbuilt space. It was suggested that the cold room is repositioned to the very rear end of the garden; however this was considered to be impractical as there is a large tree present in the rear corner at the end of the garden that would have been affected by the development.

3.0 Amenity:

3.1 The proposal would not give rise to issues such as the loss of light, the loss of outlook, overlooking and privacy, or adding to the sense of enclosure by virtue of the height and siting of the proposed works.

3.2 In terms of potential noise nuisance, It would appear that the motor for the cold room is incorporated within the design. However, given that it is not currently in operation noise levels are unable to be measured. The proposed timber cladding may provide some mitigation in respect to potential noise levels that may be created by creating a screen. Furthermore appropriate conditions will be attached to the decision notice to ensure that noise levels are measured so that the Council can be satisfied that they meet the noise criteria as set out in table E of DP28.

Recommendation: Grant planning permission

DISCLAIMER: Decision route to be decided by nominated members on Monday 18 August 2014. For further information please click [here](#)

Mr Said Bashkal
Bashkal & Associates
12 Albany Road
London
N18 2DX

Application Ref: **2014/3667/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

14 August 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
52 Parkway
London
NW1 7AH

DECISION

Proposal:
Installation of a cold room at rear ground floor in connection with existing use as a shop (class A1)

Drawing Nos: Site location plan, 131153-DR3; Technical date by Maxkold Direct

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Within one month of installation, a post noise assessment shall be carried out of the cold room to confirm compliance with the Council's noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to commission of the development and be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1131153-DR3; Technical data by Maxkold Direct.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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