

Delegated Report		Analysis sheet		Expiry Date:		31/07/2014	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2014/4307/P			
Application Address				Drawing Numbers			
67 Plender Street London NW1 0LG				See ddn			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Increase in height by 325mm of eastern block (Block B) on Plender Street, relating to two 4-5 storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' self-contained flats granted planning permission ref 2013/1969/P dated 30/10/13.							
Recommendation(s):		approve					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	-						
CAAC/Local groups* comments: *Please Specify	-						

Site Description

2 sites in Camden Town on adjoining streets but functionally connected to each other by a proposed swap of uses, so that the community centre on Camden St is replaced by a new one on Plender St, as part of a Council's own CIP scheme approved recently (see history below).

Works have begun on implementing this only in respect of the Plender St site where existing shops and changing rooms are being replaced by new retail and community centre with flats above.

Relevant History

30.10.13- pp granted for the redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 'affordable' selfcontained flats (5x1bed, 5x2bed and 4x3bed) plus 7 carspaces behind Camden Studios; redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' selfcontained flats (12x1bed, 16x2bed and 3x3bed); plus new public open space and 2 disability parking spaces next to Bayham Place.

Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply

Assessment

The details submitted relates to the Plender Street site only which is currently being implemented as Phase 1- this is separate from the Camden Street site as part of the phasing programme for the overall development on both sites.

Due to technical issues relating to construction of the community centre on the ground floor, which means that thicker structural beams are required to span the large space proposed, the worked-up details of this have meant that the centre has to be higher which means the overall building Block B is now higher than originally proposed. The increased height is only about 0.3m.

This will be insignificant in the context of the whole large block here as well as that of the townscape here. The block is freestanding and at the corner of the road adjoining sports pitches at the rear. The nearest neighbour is the other proposed Plender St Block A to the west, which is a separate lower building (by 0.8m) and which steps up itself from the pub further west; this slight change in height to 1.175m will not be harmful to the setting of this block and indeed will help reinforce the stepping up of heights along this terrace.

The alteration is very minor in the context of the whole scheme and will make no material difference to the overall appearance of the building and character of the streetscene or neighbour amenity. The proposed changes can therefore be regarded as a non-material variation to the approved scheme.