

Delegated Report		Analysis sheet		Expiry Date:		10/07/2014	
		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Alex McDougall				2014/3450/P			
Application Address				Drawing Numbers			
68A Delancey Street London NW1 7RY				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (approved plans) of planning permission 2014/1532/P dated 30/04/2014 (for the enclosure of existing open pavilion, replacement of existing timber and slate pavilion roof with metal and glazed roof, replacement of existing first floor open steel bridge with enclosed glazed bridge, installation of several roof lights and flues, and alterations to existing fenestration), namely to modify part of the roof to the north of the site.							
Recommendation(s):		Grant Variation of Condition					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	29	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice: 30/05/14 – 20/06/14. Press Notice: 05/06/14 – 26/06/14. Note. Two responses were received but appear to relate to works proposed to a concurrent application, ref: 2014/3435/P. As such they have not been considered as part of the assessment of this application.					
Camden Town CAAC comments:		Camden Town CAAC submitted a letter in response to this application and the concurrent application, ref: 2014/3435/P. However, they did not make any specific references to this application.					
Site Description							
The application site is located behind a terrace of properties fronting Delancey Street and is accessed via an arch in the middle of the terrace. Within the site are five buildings set around a courtyard, which are currently vacant but were last used as office space and recording studios. The building is being adapted for use as a single family dwellinghouse. The buildings are either one or two storeys high, apart from the eastern building which is three storeys in height. The site is within the Camden Town Conservation Area, to which the current buildings on the site are identified as making a positive contribution.							

Relevant History

86A Delancey Street (the application site)

2014/1532/P: Enclosure of existing open pavilion, replacement of existing timber and slate pavilion roof with metal and glazed roof, replacement of existing first floor open steel bridge with enclosed glazed bridge, installation of several roof lights and flues, and alterations to existing fenestration. Granted 30/04/2013.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG6 Amenity

Camden Town Conservation Area Character Appraisal

Assessment

1. Detailed Description of Proposed Development

1.1. Condition 3 of planning permission, ref: 2014/1532/P, reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans SU 001 Rev SU1, SU 002 Rev SU2, SU 003 Rev SU2, SU 004 Rev SU2, SU 005 Rev SU2, SU 006 Rev SU1, SU 007 Rev SU1, SU 008 Rev SU1, SU 009 Rev SU2, SU 010 Rev SU1, PL001 Rev PL2, PL002 Rev PL3, PL003 Rev PL3, PL004 Rev PL3, PL005 Rev PL2, PL006 Rev PL3, PL007 Rev PL3, PL008 Rev PL3, 03_101 Rev PL1 and Design & Access Statement.

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

1.2. The Applicant seeks to vary the condition to include revised drawings.

1.3. The revised drawings include changes to the proposed roof to the building to the north of the site. The roof would change from a roof with a projecting sloped element to a flat roof.

1.4. Variations such as that proposed are considered to be acceptable subject to a detailed

assessment on the following grounds:

- a) Design
- b) Residential Amenity
- c) Standard of Accommodation

2. Design

The proposed roof is considered to be of an acceptable design, and have an acceptable impact on the character of the conservation area and the nearby listed buildings for the following reasons:

- a) The roof would not be visible from any public areas.
- b) The other buildings on the site have predominantly flat roofs and as such the proposal would be in keeping with the existing buildings on the site.
- c) The roof would not be visible from the majority of adjoining residential properties.

For the reasons listed above the proposed development is considered to be consistent with policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

3. Residential Amenity

The proposed roof is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) While the proposal would include a large flat roof light, the planning permission already includes a condition which restricts the reflectivity of the roof lights proposed in the development. As such the proposal would not have an unacceptable impact on the adjoining and nearby windows due to glare.
- b) The proposal would reduce the height of the originally proposed roof and as such would increase the outlook, reduce the sense of enclosure and reduce overshadowing of the adjoining office building to the north of the site.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

4. Standard of Accommodation

The room to which the revised roof will relate will still have a considerable floor to ceiling height and as such is considered to maintain an adequate standard of accommodation for future occupants.

5. Recommendation

5.1. Grant variation of Condition 3.