

Delegated Report		Analysis sheet		Expiry Date:		29/10/2014	
		N/A		Consultation Expiry Date:		02/10/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/5518/P			
Application Address				Drawing Numbers			
Chalk Farm Studios 10A Belmont Street London NW1 8HH				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of doors and Juliette balconies of 1st to 4th floors (south elevation), and lowering doors and windows to ground level Belmont street elevation (Retrospective)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>An objection was received from the occupier of 90 Sandbrook Road (Hackney) regarding:</p> <ul style="list-style-type: none"> • Allows access to roof of 8 Belmont Street – associated noise and disturbance for terrace use • Allows access onto yard • Balconies over sail our land <p>An objection was received from the occupier of 8a Belmont Street regarding:</p> <ul style="list-style-type: none"> • Loss of privacy /overlooking into garden • Building works 					
CAAC/Local groups comments:		N/A					

Site Description

The application site comprises 2,143sqm of B1 accommodation in a 5* storey (plus attic storey building) at 10a Belmont St that was formerly a piano factory and is now used by a number of businesses including offices and light industrial businesses. A single storey building at the front is excluded from the application site and a forecourt at the front of 10a is used for servicing and deliveries to the building. A yard at the rear part of the site is used for servicing and deliveries but only part of this area forms part of the application site (where the rear extension is to be located). Several businesses and residential uses in buildings that are excluded from the application site abut this yard and use it for access, servicing and deliveries. The yard is accessed via a relatively narrow access road from Ferdinand Street and an undercroft beneath 27 Ferdinand St.

The surrounding neighbourhood comprises a mixture of building heights and uses. It is broadly residential in nature to the north, west and east, including some family-sized housing and several blocks of local authority flats. There is a large hostel fairly close by at 92 Belmont St and the Charlie Ratchford Centre for the elderly is also on Belmont St to the north west. The general character changes to more commercial uses (often with residential above) to the south, including some business uses around the application site to the rear and along the access road leading to Ferdinand St, with shops and town centre uses fronting Chalk Farm Rd. Generally the built form rises from lower and small scale development of two to three storeys on Chalk Farm Road towards taller and bulkier buildings to the north in the form of twentieth century housing blocks located in spacious grounds.

Originally the area comprised terrace houses arranged around a square. This urban form is still evident with many of the buildings on Belmont Street being survivors from this period. To the south of the site lies the Regent's Canal Conservation Area. Harmood Street Conservation Area lies to the east with West Kentish Town Conservation Area to the north. The closest listed buildings are the Roundhouse (Grade II*) on the south side of Chalk Farm Road and Kent House (Grade II) to the east.

*please note the building has a number of extant permissions which are currently under construction.

Relevant History

10a Belmont Street:

- 2013/7971/P - Alteration to external staircases on north facing (flank) and east facing (rear) elevations to create balconies as amenity terraces for new flats at 1st to 6th floor levels. Granted on 28/04/2014
- 2013/5406/P - Change of use from offices (Class B1) to residential (Class C3) to provide 10 units (1x3 bedroom, 9x4 bedroom) at ground, first, second, third and fourth floor levels. (GPDO Prior Approval). Granted on 16/10/2013.
- 2013/3996/P - Change of use from offices (Class B1) to residential (Class C3) to provide 10 units at ground, first, second, third and fourth floor levels. (GPDO Prior Approval). Refused on 20/08/2013.

Reasons for refusal:

1) In the absence of an agreed s106 planning obligation, suitable mitigation measures are not secured to mediate against the additional parking stress and congestion on the local highway network as a result of the development and therefore it fails to comply with Class J2(a) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

2) The proposal fails to make adequate provision for accessible cycle parking for the proposed units and would therefore fail to encourage sustainable forms of transport as a result the development fails to comply with Class J2(a) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

- 2013/1999/P - Excavation to create new basement floor level beneath footprint of existing B1 (office) building with associated front and rear lightwells and installation of railings at ground floor level. Granted on 14/08/2013
- 2013/3333/P - Amendment to planning permission 2011/4415/P decided 30/11/2011 for the erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class

B1), namely to provide 3 units (3 x 4b units) instead of 8 units (3 x 1b, 4 x 2b, 1 x 3b) within the rooftop extension. Recommended for approval 12 July 2013, subject to S106 deed of variation.

- 2012/6866/P Erection of an additional 7th floor to provide 3 residential units (Class C3), including external terrace area with green roof and associated alterations. Refused 12 March 2013. Allowed on appeal 04/11/2013.
- 2011/4415/P Erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations. Granted 30 November 2011.
- 2009/4257/P Erection of seven storey mixed use building comprising two basement levels for business use (Class B1) and 163 self contained student units (Sui Generis) with associated facilities for student accommodation at ground-7th floor levels, following demolition of existing 5 storey building in Class B1 business use and demolition of a residential dwelling. Refused 24 December 2009 and consequently dismissed at appeal on 3 February 2011.
- 2006/2058/P- Change of use at part ground floor level from business use (Class B1) to leisure use (Class D2) for use as a fitness studio. Refused on 11 July 2006
- 2005/5574/P- Change of use at fourth floor level from offices (Class B1a) to gymnasium (Class D2). Granted on 6 March 2006. This permission has expired and does not appear to have ever been implemented.

Applications yet to be determined:

- 2013/7829/P - Change of use of 1st floor of rear extension from B1 to C3 in association with Flat 3 (consented 2013/5406/P).
- 2013/7991/P - Change of use of 2nd floor of rear extension from B1 to C3 in association with Flat 5 (consented 2013/5406/P).
- 2013/7993/P - Change of use of 3rd floor of rear extension from B1 to C3 in association with Flat 7 (consented 2013/5406/P).
- 2014/0408/P - Change of use of 1st floor of rear extension from B1 to C3 in association with Flat 9 (consented 2013/5406/P).
- 2014/5502/P - Excavation for basement level beneath rear service yard.

Enforcement

- EN14/0911 - *Industrial style balconies at the rear no pp*
- EN13/0680 – Basement being dug without planning permission – awaiting outcome of current planning applications
- EN12/0542 Construction Management Plan breach – case closed no breach found 8 Feb 2013

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013:

CPG1 Design, CPG6 Amenity

Assessment

1. Proposal:

1.1 The application proposes to regularise the following works:

- Lower cill of windows at ground floor level (front elevation) with timber framed doors and elongated windows.
- Lower cill of windows at 1st, 2nd, 3rd and 4th (south elevation - centrally located only) with timber framed doors and Juliette balconies within reveal.

1.2 Revision - The application originally sought Juliette balconies forward of the reveal and the removal of a canopy which did not form part of this application

1.3 The principal considerations material to the determination of this application are summarised as follows:

- **Design**
- **Adjacent residential amenity**

2. Design

2.1 Given the extensive planning history on site and the current undertaking of numerous consents, the site, at the time of this assessment, was under significant construction. Works approved include a number of additional storeys, elevational alterations, changes of use to primarily residential and a five storey rear extension.

2.2 The enlarged openings on the Roundhouse end (south elevation) of the building have been finished with similar window fittings to the ground floor (front elevation) and are not out of keeping – indeed, one might expect to see such openings with folding wooden platforms with hoists above.

2.3 Instead of platforms and hoists, the openings have been furnished with slightly futuristic Juliet balconies, which while not entirely in keeping with the 19th century industrial aesthetic of the building, are not sufficiently alien or jarring to be objectionable design grounds.

3. Adjacent residential amenity

3.1 Enlarging existing openings would not allow any greater intrusive views into surrounding residential properties, including those at upper floor levels. The Juliette balconies are set within the reveal and would not therefore afford a terrace for congregation and any associated noise disturbance.

3.2 With particular regard to land ownership and the openings at ground floor level, this consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties to those with a freehold interest or leasehold interest of any part of the land to which the application relates or any powers or duties under the Highways Act 1980.

4. Other Material Considerations

4.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

Recommendation: Grant Planning Permission