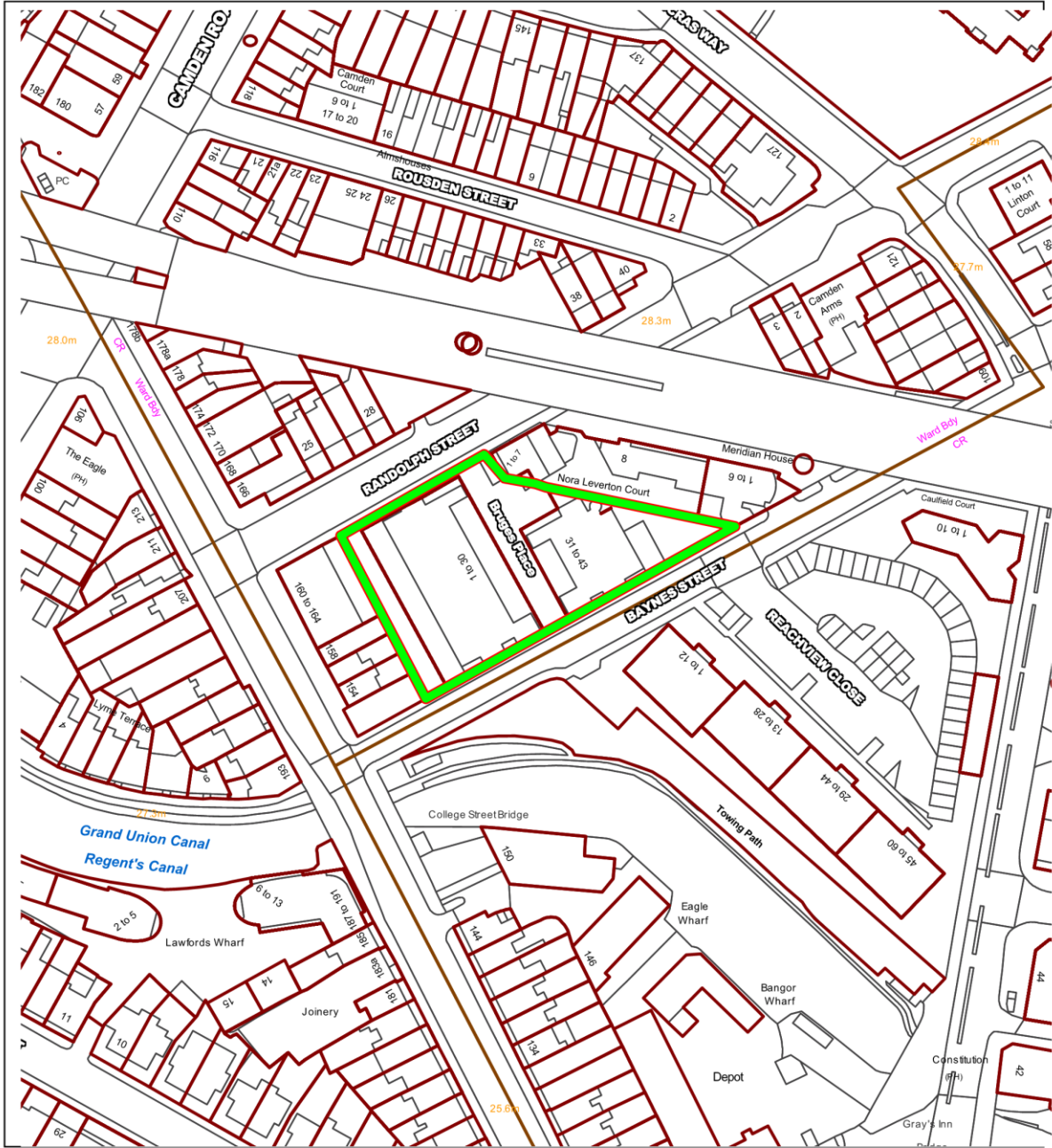


Bruges Place, 15-20 Baynes Street 2014/6410/P



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Site Photos – Bruges Place, 15-20 Baynes Street

Photo 1: Western Elevation of 1-30 Bruges Place



Photo 2: Southern Elevation of 1-30 (front) and 31 to 43 (rear) Bruges Place from Baynes Street



Photo 3: Western Elevation of 31 to 43 Bruges Place



Photo 4: Northern Elevation of 1-30 Bruges Place fronting Randolph Street



Delegated Report		Analysis sheet	Expiry Date:	08/12/2014
(Members Briefing)		N/A / attached	Consultation Expiry Date:	25/11/2014
Officer			Application Number(s)	
Jonathan McClue			2014/6410/P	
Application Address			Drawing Numbers	
Bruges Place 15-20 Baynes Street London NW1 0TF			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
The creation of inset balconies at first floor level and ground floor extensions to accommodate bicycle storage, refuse storage and plant space.				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	None received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Camden Broadway CAAC objection:</p> <ol style="list-style-type: none"> 1) The proposal would lead to the building being wholly residential which is against the intention of the original development which was to combine lower commercial space with upper level residential. 2) The proposed units appear small and inefficient. 3) The inset balconies would be of an inappropriate design. 4) The rendered façades would be out of keeping with the prevailing pattern of development. 5) The introduction of the ground floor elements would complicate the original layout of the building. <p><u>Officer Response</u></p> <ol style="list-style-type: none"> 1) The use of the building as residential and the layout of the units have been approved under two permitted development applications ref: 2014/2866/P and 2014/4321/P. This application only relates to external changes to the building and the use and internal layout of the building cannot be assessed here. Furthermore, the ground floor would remain in commercial use. 2) See point 1), above. 3) The inset balconies would have a minimal effect on the appearance of the host building and would not take place to either of the elevations which front the street. Further consideration of the balconies is contained within Inset Balconies, section 3. 4) The rendered elements have now been removed from the proposal due to the feedback from CAAC. 5) The extensions would go underneath the canopy of the existing building and would add ancillary storage spaces which the building needs to ensure the prospective occupiers of the residential units have proper facilities. Their introduction is not considered to complicate the layout of the building. Further consideration of this point is contained within Ground Floor Extensions, section 2. 					

Site Description

This application relates to 2 x four storey brick-clad buildings which form 1 to 30 (west building) and 31 to 43 (east building) Bruges Place. 1 to 30 lies to the west of the site and fronts Randolph and Baynes Street while 31 to 43 lies to the east and faces Baynes Street, with a building to the front (north) screening it from Randolph Street. The buildings have been occupied as studio style offices (B1a) on the ground and first floors with residential flats situated on the floors above.

The host buildings are not listed nor are they within a Conservation Area, however, they are located immediately adjacent to the Camden Broadway Conservation Area to the west, northwest and north.

Relevant History

1984 **Granted** (PL/8400307) Erection of 2no. four storey buildings for use as light industrial workshops on ground and first floor level with 20 residential maisonettes above.

1986 **Granted** (PL/8600673) Amendment to 1984 application to include additional workshop space and 1 extra residential unit.

2014 **Granted** (2014/2866/P) Prior approval application for change of use from office (B1a) to 27 residential units (C3) at ground and first floor level.

2014 **Granted** (2014/4321/P) Prior approval application for change of use from office (B1a) to 27 residential units (C3) at first floor level.

Relevant policies

London Plan 2011
NPPF

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP29 (Improving access)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

1.0 Proposal

1.1 Planning permission is sought for external changes to the building following a recent prior approval application which confirmed that it is permitted development to convert the first floor offices (B1a) into residential units ref: 2014/4321/P. However, the changes include ground floor extensions and inset balconies which could serve the existing commercial unit or a residential unit. This application is being judged on the external alterations and the impact of them on the building and the wider area.

1.2 A ground floor extension would be constructed underneath the canopy of 1 to 30 Bruges Place on the Randolph Street frontage to the north-eastern corner of the building. The extension would be to an existing gas meter room and refuse store to the front, side and rear. The footprint of the existing element would be extended by 11.7sq.m and the height, design and materials of the proposed extension would match.

1.3 A further ground floor extension underneath the canopy would be constructed on the north-western corner of 1 to 30 to create a bicycle store. It would have a width of 4.1m and a depth of 5m.

1.4 A similar ground floor extension (as para 1.2) would be constructed underneath the canopy of 31 to 43 Bruges Place to the rear of the building (opposite the Baynes Street frontage). It would extend a gas meter and refuse store by 10.5sq.m and have a height, design and materials to match the existing element.

1.5 Inset balconies would be created on the first floor side elevations (east and west) of 1 to 30 Bruges Place.

1.6 The elevations were revised on 04/12/2014 to remove the proposed rendered elements to the buildings. It is noted that the original timber framed windows of the buildings would be retained.

2.0 Ground Floor Extensions

2.1 The proposed ground floor extensions would infill areas under the canopies. They would match the building line of the existing building they relate to and be similar in size and scale to other projecting elements from the core of the buildings.

2.2 The proposals would complement the character and proportions of the existing buildings and would complete their appearance. Quality matching materials would be used resulting in a balanced and coherent form to the structures.

2.3 Based on the above, it is considered that the ground floor proposals would comply with policy DP24 and preserve the character and appearance of the surrounding area.

2.4 Due to the location and nature of the extensions and their relationship to neighbouring buildings, they would not lead to any undue harm to the living conditions of any adjoining residential occupiers by way of a loss of light, outlook or overbearing effect.

3.0 Inset Balconies

3.1 Six inset balconies would be created on the first floor of 1 to 30 Bruges Place, with three on the eastern flank and 3 to the west facing elevation. The existing windows would be replaced with opening doors, which would be recessed behind the elevations they relate to, and a balustrade balcony to the front. This would provide external amenity space for the units that they serve whilst not leading to any projecting elements that would materially alter the appearance of the building.

3.2 The recessed nature of the balconies would result in visual breaks to the side elevations of this building and would be appropriate here given that there are balconies at second and third floor level. The resulting appearance of the side elevations would be preserved.

3.3 It is not considered that the balconies would lead to further opportunities for overlooking as they would be inset and partially enclosed. Due to the above and given that the above units benefit from open terraces, the balconies would not be likely to lead to a significant level of noise and general disturbance associated with their use.

4.0 Conclusion

4.1 Based on the above assessment, the proposed external changes would preserve the character and appearance of the host buildings and the surrounding area whilst being sensitive to the adjacent Camden Broadway Conservation Area.

4.2 It is not considered that a material level of harm to any adjoining residential occupiers would result.

5.0 Recommendation: Grant Conditional Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday the 8th of December 2014. For further information please click [here](#)

Mr. Owain Nedin
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2014/6410/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

4 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bruges Place
15-20 Baynes Street
London
NW1 0TF**

DECISION

Proposal:

The creation of inset balconies at first floor level and ground floor extensions to accommodate bicycle storage, refuse storage and plant space.

Drawing Nos: 101-05; 06; 10; 11; 15; 16 and 102-01; 02; 03; 04 Rev A; 05 Rev A; 06 Rev A.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 101-05; 06; 10; 11; 15; 16 and 102-01; 02; 03; 04 Rev A; 05 Rev A; 06 Rev A.

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

- 4 Before the development commences, details of secure and covered cycle storage area for 27 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

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

Director of Culture & Environment

DRAFT

DECISION