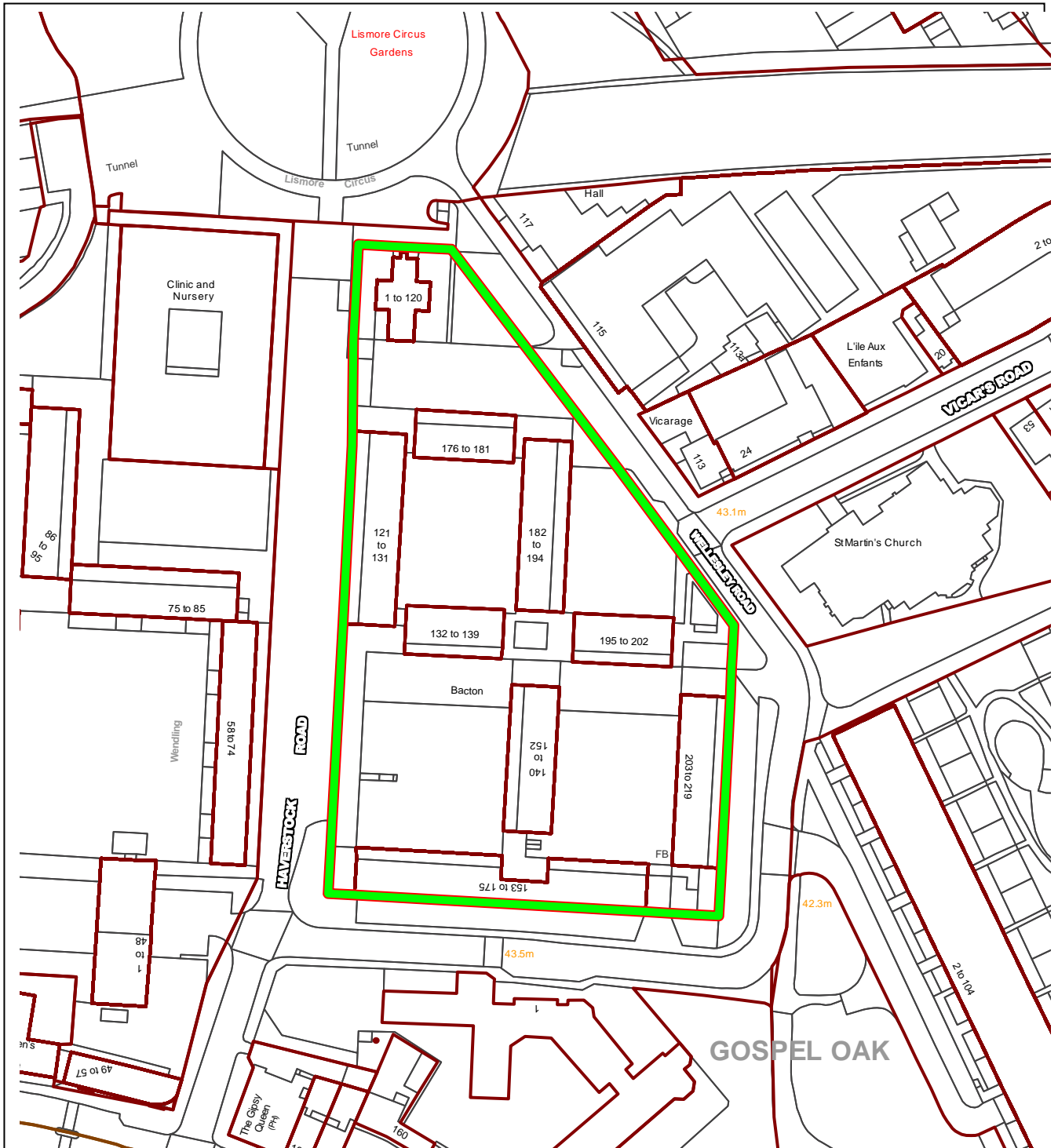


2015/0690/P – Bacton Tower



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View towards subject property showing both balcony types



Image of middle type balcony and proposed storage area



Approximate depth of middle type balcony storage/amount of window obstruction.

Delegated Report		Analysis sheet		Expiry Date:		03/04/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/03/2015	
Officer				Application Number(s)			
Simon Vivers				2015/0690/P			
Application Address				Drawing Numbers			
Bacton Haverstock Road London NW5 4PU				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of additional storage to balconies.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Councils Own Permission Under Regulation 3					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	223	No. of responses	11	No. of objections	05
Summary of consultation responses:	<p>Extent of notification:</p> <ul style="list-style-type: none"> • 223 adjoining occupiers notified. • The application was not required to be notified via press or site notices. <p>Responses:</p> <p>9 responses were received in support of the application.</p> <p>5 objections were received from occupants at Flats 43, 47, 52, 108 and 198 of Bacton Tower. The grounds of objections are summarised as follows:</p> <ul style="list-style-type: none"> • The proposal will negatively affect the appearance of the building; • There is no need for additional storage space (<i>comments in support of the application emphasise the need for the proposal</i>); • The proposed design will reduce the amount of light within each flat; • Views from the properties will be compromised; • A reduction in height to balcony balustrade level would be more suitable • Disruption associated with construction. <p>Officers response:</p> <ul style="list-style-type: none"> • The design of the cupboards and their impact on appearance of the property is considered acceptable. Please see Sections 2.2 and 2.3 of this report for further discussion; • The design and location of the cupboards are not considered to cause excessive amenity or liveability impacts for occupants of the units. Please see Section 2.4 of this report for further discussion; • In this instance, the need for the proposal is not a material planning consideration, particularly given the maintenance of satisfactory external space and acceptable design (however the proposal gives the option for a resident to opt out of the scheme); • Disruption to occupants would be limited and short term. Please see Section 2.4 for further comments in this regard. 					
CAAC/Local groups comments:	The application did not trigger consultation of any community groups.					

Site Description

The application relates to Bacton Tower, located at Haverstock Road. The property is a Council-run housing scheme, and is approximately 22 stories in height. There are no specific constraints to the site, and the property is not situated within a Conservation Area.

Relevant History

There is no planning history relevant to this application

Relevant policies

NPPF

The London Plan 2015, consolidated with amendments since 2011.

LDF Core Strategy and Development Policies 2011

Core Strategy

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2013

CPG1 Design

CPG6 Amenity

Assessment

1.0 Proposal

1.1 Planning permission is sought for the construction of additional storage to properties within Bacton Tower. The application is proposed due to the loss of full height internal storage space as a result of upgrades to the hot water and heating systems. Due to internal constraints, the storage area is to be provided within the external balcony areas of each flat.

1.2 The materials to be used are plywood with Trespa Panel at the external edge for weather protection. Two designs are proposed, designed for the two balcony types of the tower. Dimensions of each are as follows:

- Intermediate/Middle Balcony: 2.3m (h) x 1.1m (w) x 0.6m (d);
- Corner Balcony: 2.135m (h) x 0.8m (w) x 0.65 (d).

1.3 The applicant has advised that tenants are able to opt out of the proposal, should the storage not be sought.

1.4 No design revisions have taken place.

2.0 Assessment

2.1 The main issues to assess as part of the proposal include its effect on the character and appearance on the host building, and the impact on amenity standards of the existing units.

2.2 Bacton Tower is 22 stories in height, and has a white rendered exterior. Existing storage cabinets (informally placed by the flats occupants) are visible on some lower level balconies; however none are noticeable above approximately 5th level, when viewed from street level. The proposal will be most noticeable on the corner balconies, given the storage is to be located in part of the balcony footprint most visually prominent (and where not obstructing windows or doors to the flat). However, given the storage will sit within the balcony footprint and behind a solid parapet, the design is considered to be

subordinate to the host building. The proposal will appear further subordinate within middle balconies, given the positioning will be located flush with an end wall.

2.3 The applicant has provided supporting information to ensure that the proposed materials are to be white in colour, to complement the existing finish of the building. The opt out nature of the proposal has the potential to cause minor visual impact, in terms of reducing the uniformity of each elevation. This situation would not be unusual, given many balconies currently comprise informal storage goods and furniture. The balance of supportive comments identifies the need for additional storage to replace the internal area which has been lost. Should the proposal not be implemented, there is a possibility for a rise in the amount of informal storage on the balconies, which may cause greater harm in terms of building appearance (and harm generally). The subject building is not afforded any specific protection/designation to rebuke the minor visual impact of the proposal.

2.4 The storage units will occupy a relatively small footprint of less than a square metre, which is not considered to unreasonably compromise the use of the balconies. It is noted that the storage would cause some enclosure of corner balconies, and also some minor loss of light to the internal area of the middle flats (though projecting 0.6m in front of the window). In this instance, it is considered that this compromise is considered reasonable. In particular, the outlook from all balconies will remain substantial, and the location of the cabinet to middle balconies affects a small portion of the glazed façade of the living room, with 2.65m span of floor to ceiling glazing remaining. The works required to install the storage cabinets are not considered to create any unreasonable impact, in terms of nuisance and disruption to residents and adjoining occupiers. Additionally, while the development is shown to be acceptable in terms of design and amenity, the opt out nature of the proposal is inherently responsive to individual objections to the proposal

3.0 Recommendation

Grant Councils Own Permission Under Regulation 3.

DISCLAIMER

Decision route to be decided by nominated members on 26th May 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'

London Borough of Camden Housing
and Adult Social Care
FAO Kuldip Bhamra HASC
Holmes Road Depot
79 Holmes Road
London
NW5 3AP

Application Ref: **2015/0690/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

20 May 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Bacton
Haverstock Road
London
NW5 4PU

DECISION

Proposal:
Installation of additional storage to balconies.
Drawing Nos: 3307.301 Rev P, 3307.302 Rev P, 3307.303 Rev P, 3307.304 Rev P

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: 3307.301 Rev P, 3307.302 Rev P, 3307.303 Rev P, 3307.304 Rev P.

Reason:

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

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

DECISION