

CONSULTATION SUMMARY

Case reference number(s)

2015/2445/P

Case Officer:

Darlene Dike

Application Address:

8a Leather Lane

London

EC1N 7RA

Proposal(s)

Infill extension to undercroft to provide additional retail (Class A1) floorspace and repositioned residential entrance.

Representations

Consultations:	No. notified	125	No. of responses	4	No. of objections	2
					No of comments	2
					No of support	0

Summary of representations

The owners/occupiers of flats 40, 58, 100 and 113 Vesage Court have responded to the application on the following grounds:

1. Creating a new residential entrance to only one of the two entrance points to Vesage Court would leave the block unbalanced and impact negatively on visual amenity, the appearance of the building and the street scene. The developers should be required to provide a new entrance to the entrance point not currently included in proposals, whether by planning condition or section 106 agreement
2. Owners/occupiers seek assurances that they will not be charged for

the works to reposition the residential entrance to Vesage Court.

3. The internal configuration of the entrance to Vesage Court should retain access to the larger service lift.
4. The application results in significant loss of amenity for residents of Vesage Court, as the extended retail space may become a fast food outlet, to the detriment of residents
5. It is unclear whether the proposed new residential entrance to Vesage Court will have sufficient space to allow wheelchairs/ electric scooters access
6. An extension to the undercroft would result in the loss of a smoking space, and force smokers to crowd at the second existing entrance to Vesage Court

Officer's Response

1. There is no onus on the developers to carry out refurbishments to a secondary entrance point as this does not form a part of the proposals. As the proposed extension is glazed, it forms a lightweight addition to the building and as such would have limited impact on visual amenity, and would sit cohesively within the host building and wider street scene.
2. This does not form a material planning consideration, however the agents have confirmed that residents will not be charged for any changes to the residential entrance.
3. Although planning cannot control the precise internal layout of individual proposals, the proposed floor plans (drawing no. P08/004) clearly demonstrate that access to the lift is retained.
4. The proposals seek solely to extend the existing A1 use class so there is no risk of an A5 use taking place. Permission would need to be sought for a change of use of this nature and this does not form a part of the present application.
5. At a width of 1.2m the new proposed residential entrance is sufficiently wide to allow for the passage of wheelchairs and mobility scooters. Proposals accord comfortably with Habinteg wheelchair housing criteria (Camden planning Guidance 2 – Housing 2011) which states that the entrance door to the dwelling should provide a minimum clear opening width of 800mm (when accessed head on).
6. This would be no worse than the existing situation.

Recommendation:- Grant Planning Permission

