

NB Cons. on R1 exp. 25/6/99

LONDON BOROUGH OF CAMDEN do not issue decision letter before this

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <i>Mary Samuel</i>	Application Number(s):- <i>PE 99 00304/R1</i> <i>H13/10/94</i>
Application Address <i>11 Murray Street, NW1</i>	Drawing Numbers <i>886.01, 886.02B, 03</i>
Signature - Area Team:- <i>LAB</i> <i>22/6/99</i>	Signature Authorising Officer: <i>[Signature]</i>

SITE DESCRIPTION:- Terraced property comprising basement, ground floor and two upper floors plus roof extension, on the south west side of Murray Street. The basement and ground floor, the subject of this application are in retail use although they have been used as offices since 1987, and this use could be lawfully established. The premises form part of the Murray Street neighbourhood shopping centre. They are also within the Camden Square C.A. Murray Street is classified as a heavily parked street. The upper floors are in residential use.

PROPOSAL:- The change of use of the ground floor and basement from retail to residential and external alterations to the rear.

RELEVANT HISTORY:-
 - On 24.5.84 p.p. was refused for the use of the basement as a s/c flat.
 - On 31.5.88 p.p. was granted for the erection of a roof extension and a part one/part two storey rear extension, alterations to the shop front and reinstatement of a front basement well in connection with the use of the basement and ground floor as a shop and the upper floors as a 3 bedroom maisonette.
 - The applicant confirmed that the basement and ground floor were used as offices since 1987, a use that could now be lawfully established and therefore is likely to be the case.

RELEVANT POLICIES:-
 - Rough Plan - SH15; UD18; HG13, HG19
 - UDP - SH14, HG12; EN33, TR18, SH13, DS9, SH67
 - Others - SP6 - lighting & ventilation, parking standards

LONDON BOROUGH OF CAMDEN
 TOWN AND COUNCIL
 22 JUN 1999
 RECOMMENDATION AGREED
 ON BEHALF OF THE COUNCIL

CONSULTATIONS:- Adjoining Occupiers Number Notified 5 No. of Responses 1 No. of Objections 1

CAAC/Local Groups Comments:-
 Camden Town Community Forum raised no objections (25.5.99).

Summary of Consultation Response:-
 - Strong objections on loss of an employment use.
 - Increasingly difficult to find small studio premises
 - Mixed use preferable to 'residential dormitories' with pastiche shopfronts

11.6.99

ASSESSMENT:-

RECOMMENDATION:-

Refuse for the following reasons:-

1. A change of use of the basement and ground floor to residential would result in a single use building in this part of Camden Square Conservation Area where the character of the shopping parade strongly depends on mixed uses. This would be harmful to the character of this part of the Conservation Area and so would not comply with policy EN33 in the Unitary Development Plan.
2. The proposed development would not comply with the Council's parking requirements, particularly as Murray Street is classified as a heavily parked street, and so would not comply with UDP policies TR16 and DS9.
3. The rear part of the proposed residential accommodation at basement level would not comply with the Council's environmental standards of daylight and sunlight and so would not comply with UDP policy SHG7.

and
EN33.
uted