

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	30/11/ Formatted
		N/A / attached	Consultation Expiry Date:	13/11/2015
Officer			Application Number(s)	
Patrick Marfleet			2015/5540/P	
Application Address			Drawing Numbers	
94 Camden Road London NW1 9EA			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension at upper ground floor level for use as storage in association with existing A3 use.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	89	No. of responses	11	No. of objections	10
			No. Electronic	11		
Summary of consultation responses:	<p>Site notice: 16/10/2015 - 06/11/2015 Press notice: 23/10/2015 - 13/11/2015</p> <p>11 objections and 1 comment received from the following properties:</p> <p>20 Highstone Mansions, 94c Camden Road, 44 Highstone Mansions, 90 Camden Road, 88a Camden Road, 90a Camden Road, 23 Highstone Mansions, 94 Camden Road, 52 Highstone Mansions, 39 Highstone Mansions, 96 Camden Road.</p> <p>Concerns raised:</p> <ol style="list-style-type: none"> 1. Overdevelopment of the site leading to increased noise and cooking smells and general increase in traffic to the site. 2. Unacceptable impact on neighbouring amenity in terms of loss of light, outlook and privacy. 3. The proposed extension would have an over-dominant impact on the appearance of the existing property. 4. Proposal could provide access to the flat roof of the lower ground floor extension leading to increased noise levels from customers and loss of privacy. <p><i>Office response:</i></p> <ol style="list-style-type: none"> 1. <i>The proposed development is considered to form a subordinate addition that would provide additional storage space for the existing kitchen and would not lead to increased footfall at the site.</i> 2. <i>See paragraph 2.3.2</i> 3. <i>The size, scale and design of the proposed single storey development would not detract from the character of the original property particularly given the various alterations that have been made to the rear of neighbouring properties.</i> 4. <i>A condition will be attached to any subsequent approval ensuring the flat roof of the existing lower ground floor extension is not used as a roof terrace.</i> 					
CAAC/Local groups* comments: *Please Specify	<p>Camden Broadway CAAC raised the following objection:</p> <ol style="list-style-type: none"> 1. There is no description of proposed materials, details and finishes and the drawings do not include neighbouring buildings so unable to establish amenity impact on neighbours. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>A standard condition will be attached to the final decision requesting that</i> 					

the external materials of the proposed development will match as closely as possible those of the existing building. Furthermore, the size, scale and bulk of the proposal is considered not to cause an undue loss of residential amenity to any neighbouring occupiers.

Site Description

The site relates to a four storey plus basement building located on the eastern side of Camden Road. Situated on a triangular plot of land the site is bound to the north by Royal College Street and the Grand Union Towpath and Lyme Terrace to the south and south east. The ground floor of the property is currently occupied by a restaurant (A3) with residential accommodation provided on the floors above.

The site is not a listed building but lies within the Camden Broadway Conservation Area.

Relevant History

2014/6921/P - Use of rear ground floor roof as a terrace (retrospective), and the installation of timber balustrade with trellis. **Refused** 19/12/2014

2011/P/3063/P - The use of the ground floor and part basement as a restaurant (Class A3). **Granted** LDC (Existing) 30/09/2011.

2005/3119/P - Erection of a first floor rear extension and conversion of officer on first, second and third floors into three self-contained flats. **Granted** 04/10/2005.

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

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
DP28 Noise and vibration

Camden Planning Guidance (2015)

CPG1 Design
CPG6 Amenity

Camden Broadway area appraisal and management strategy 2009

Assessment

1.0 PROPOSAL

Planning permission is sought for the erection of single storey upper ground floor rear extension to provide additional storage space to the existing restaurant at the site. The extension would have a height of 2.2m, a depth of 3.8m and a width of 4m and would be attached to the existing first floor rear extension at the site which currently serves as a kitchen area.

2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.2.3 The size, scale, bulk and design of the proposed development is considered to form a subordinate addition that would have an acceptable impact on the character of the original property. In addition given the scale of the host building at five storeys it is considered it would be able to accommodate a first floor extension without the development dominating the rear of the property. Furthermore, due to the varied nature of properties in this area and given the rear of the adjoining property at No.96 has been substantially altered in the form a large ground, first and second floor rear extension with associated roof terraces, the proposed development is considered not to have significant impact on the character and setting of neighbouring buildings.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings

and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The scheme is considered acceptable in design terms and does not harm the character and appearance of the conservation area as it would be completely unseen from the public realm.

2.3 Amenity of neighbouring residential occupants

2.3.1 A number of adjoining occupiers to the south of the site (Highstone Mansions) have objected to the application due to the loss of light, outlook and privacy that would occur as a result of the development. However, although the proposed extension would increase the depth of the existing development at the site by 4m the large open courtyard area to the rear of Highstone Mansions would continue to provide adequate levels of day light for the occupiers of the site and neighbouring residents would continue to experience good outlook as a result of the proposed extension.

2.3.2 In relation to the occupiers to the north (96 Camden Road), the proposed extension would not project any further than the existing sloped addition at first floor level. Therefore the development would not impact on the amenity enjoyed by these residents.

3.0 Recommendation

3.1 Grant conditional planning permission

DISCLAIMER

Decision route to be decided by nominated members on 14th December 2015. For further information please click [here](#)