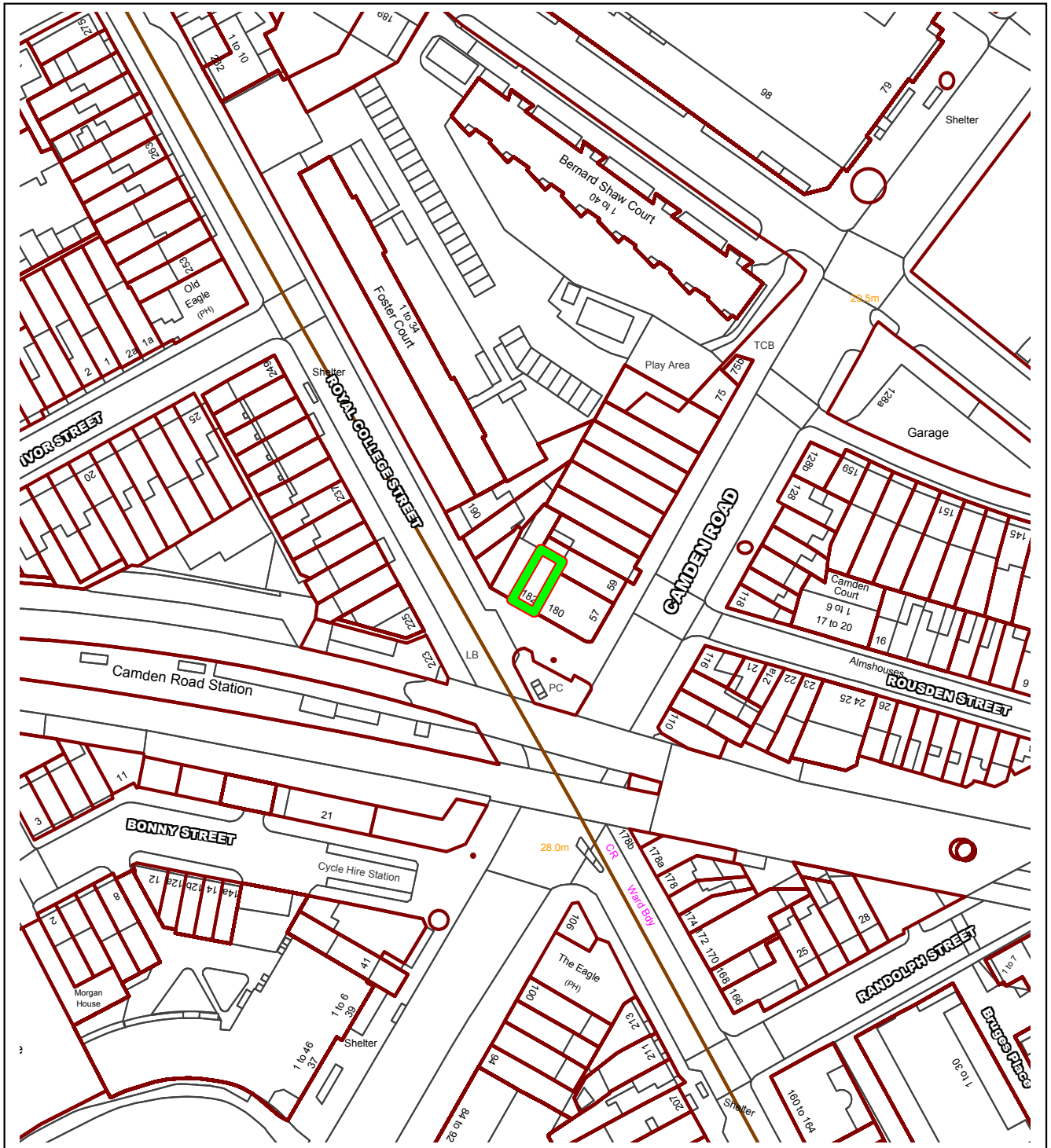


182 Royal College Street 2016/1061/P



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1. Pre-Existing



2.



3. As built



4.



5.



6.



Delegated Report		Analysis sheet	Expiry Date:	21/04/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	05/05/2016
Officer			Application Number(s)	
Laura Hazelton			2016/1061/P	
Application Address			Drawing Numbers	
Execo House 182 Royal College Street London NW1 9NN			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to ground floor façade including change of existing shopfront from single glazed timber windows to double glazed timber windows, installation of new fire escape metal stair to front lightwell and additional railings to match the existing (Retrospective).				
Recommendation(s):	Grant planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Comments were received from a local resident regarding the proposals:</p> <ul style="list-style-type: none"> The existing plans are incorrect. They should show the position before the works as it is a retrospective application. The basement was traditionally used for goods, not habitation. There was an access hatch, not a lightwell. The existing drawing is wrong to show steps in the front lightwell. The applicant should not create a separate entrance to the basement. <p><i>Officer response</i></p> <ul style="list-style-type: none"> The applicant submitted existing and proposed drawings to show the pre-existing and 'as built' development. They are considered sufficient to determine the application. The use of the basement for residential purposes is not under consideration as part of this application. Prior approval was previously granted for this change of use under the General Permitted Development Order Prior Approval Class J Change of Use from B1 to C3. The applicant states that the front lightwell contained a stepladder down to the basement level, which was later covered over with metal grilles. The Council does not have any evidence which contradicts this. Regardless of whether a ladder was installed previously, the proposed ladder has been assessed on its own merits and is considered acceptable. The applicant has agreed to paint the ladder black to match the railings, which will be secured by condition. This application does not include the creation of a new entrance to the basement level. To do so would require a separate planning application which would be determined on its own merits. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Camden Broadway Conservation Area Advisory Committee (CAAC) objected on the following grounds:</p> <ul style="list-style-type: none"> The pre-existing railings had front opening gates which are not shown on the plans. The proportions of the pre-existing shopfront are incorrectly depicted. A ladder in this position would have been implausible. The extent of the railing around the access hatch is increasing by a third of its size, converting a historic access hatch into a residential light well and point of access. The increase in railing obscures the front door to the property, rendering its appearance inconsistent with its neighbours. The introduction of subdivisions in the shopfronts glazing and a sand-blasted glazing profile alter the proportions of the historic shopfront and further increase the inconsistency of the changes within the previously consistent terrace. The alterations are insensitive changes that detract from the character of the conservation area in prominent location. <p><i>Officer response</i></p>					

- As this is a retrospective application, the drawings submitted are considered sufficient, supplemented by current and previous photographs of the application site.
- The ladder would be used for emergency escape purposes only, not as a means of access to the property. Primary access to the flat would be via the front door.
- For full design comments, please refer to section 3 of the officer's report below.

Site Description

The application building is a four storey (plus basement) mid-terrace property located on the north-east side of Royal College Street, on the corner of the junction with Camden Road.

Prior approval was previously granted for the change of use of the basement and ground floor levels from office (B1 use) to residential use (C3) with associated alterations to the rear fenestration (prior approval granted 17/09/2013 under reference 2013/4583/P). The upper floors are in use as three residential flats.

Retrospective planning permission is now sought for changes to the existing shopfront façade and the installation of a fire escape ladder and railings.

The application building is not listed but is located within the Camden Broadway Conservation Area and has been identified as making a positive contribution to the conservation area.

Relevant History

9624 – Use of the ground floor of 182 Royal College Street, Camden as a builder's office with ancillary storage in the basement. Granted 22/10/1970.

23313 – Use of the ground floor as dressmaking workshops in the rear part, with a retail and wholesale dress shop in the front premises. Granted 15/11/1976.

32789 - The installation of a new shopfront. Granted 11/09/1981.

2012/0289/P - Change of use and works of conversion from business use (Class B1) at basement and ground floor levels into a three bedroom residential maisonette (Class C3). Refused 23/03/2012.

2013/4583/P - Change of use of basement and ground floor levels from office (Class B1) to residential use (Class C3) to provide one self-contained maisonette (GPDO Prior Approval Class J Change of Use from B1 to C3). Granted prior approval 17/09/2013.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

DP30 (Shopfronts)

Supplementary Planning Guidance 2011/2015

CPG1 (Design)

CPG6 (Amenity)

Camden Broadway Conservation Area Appraisal and Management Strategy 2009

Assessment

1.0 Proposal

1.1 Retrospective planning permission is sought for:

- Replacement of the existing ground floor single glazed timber windows with double glazed timber windows and alterations to the shopfront façade;
- Installation of fire-escape ladder to the front lightwell; and
- Installation of new railings around the lightwell and front door.

1.2 Please note that the principle of residential use and the standard of residential accommodation are not under consideration as part of this application. Approval was previously granted via Prior Approval for the change of use to a residential dwelling. The alterations to the rear lightwell were included in the drawings approved on 17/09/2013 under reference 2013/4583/P.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the character and appearance of the host building and wider Camden Broadway Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and impact on Conservation Area

3.1 Policy CS14 aims to ensure the highest design standards from development. Policy DP24 also states that the Council will require all development to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 CPG1 (Design) provides further guidance relating to shopfronts (chapter 7), and states that alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself. Although the ground floor unit has been converted to a residential dwelling, the front façade still retains the character of a shopfront and therefore the design advice offered in this chapter applies when assessing the appropriateness of design and materials used.

3.3 The previous shopfront retained few features of a traditional shopfront such as cornicing, corbels or transom and mullion glazing bars following previous alterations in the 1980s; however, the shopfront did include a timber stallriser which was lost as a result of the alterations. Although this is regrettable, on balance, the overall changes are considered sympathetic to the detailed design, materials, colour and architectural features of the shopfront and building itself.

3.4 A new blank fascia has been added of the same size as the existing; timber single glazed windows replaced with matching double glazed windows; and the changes to the entrance doors (both to the ground floor unit and to the flats above) are minor in nature and not considered to cause harm to the character of the building. The former shopfront is not considered to have been a historic, locally distinctive or characteristic shopfront which contributed to the townscape, and the new ground floor façade is considered to broadly retain the character of the original shopfront.

3.5 The proposal also includes the installation of a fire-escape ladder in the front light well and the erection of new railings to encompass the front door. Although the top of the ladder would be visible from street level, it is not considered so harmful to the character of the building or wider conservation area as to warrant refusal of the application. It is recommended that approval is subject to the condition that the ladder is painted black and maintained as such in order to match the railings. The new railings match the existing in terms of design and material and are considered acceptable. They do not enclose the entrance to the maisonette, but similar approaches can be seen elsewhere in the street such as nos. 233 and 243.

3.6 The Council's Conservation Officer has assessed the proposals and does not object to the development.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides further specific guidance with regards to privacy and outlook.

4.2 Due to the location and nature of the alterations, they are not considered to cause harm to neighbouring amenity in terms of a loss of privacy, outlook or daylight.

5.0 Recommendation

5.1 Granted conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Bodie Trenton
Map & Co. Architects Ltd
17 Coachman's Terrace
80-86 Clapham Road
London
SW9 0JR

Application Ref: **2016/1061/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

16 May 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Execo House
182 Royal College Street
London
NW1 9NN

DECISION

Proposal:

Alterations to ground floor façade including change of existing shopfront from single glazed timber windows to double glazed timber windows, installation of new fire escape metal stair to front lightwell and additional railings to match the existing (Retrospective).

Drawing Nos: PL-02 A, PL-01 A, PL-10, PL-11, PL-12, PL-20, PL-21 B, PL-22 A and design and access statement received 07/04/2016.

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.

Director of Supporting Communities



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 policies DP24 and DP25 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: PL-02 A, PL-01 A, PL-10, PL-11, PL-12, PL-20, PL-21 B, PL-22 A and design and access statement received 07/04/2016.

Reason:

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

- 4 The emergency escape ladder hereby approved shall be painted black and permanently retained and maintained as such.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.
- 2 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).

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 Supporting Communities

DRAFT

DECISION