

Delegated Report (MEMBERS BRIEFING)		Analysis sheet	Expiry Date:	17/10/2016
		N/A / attached	Consultation Expiry Date:	20/09/2016
Officer			Application Number(s)	
Charles Thuaire			2016/4663/P	
Application Address			Drawing Numbers	
1A Highgate Road London NW5 1JY			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to roof and elevations of warehouse building (Class B8), including changes to roof profiles, new rooflights, new doors and windows in front and rear elevations, plus new paving and fencing in front entrance courtyard.				
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	23	No. of responses	08	No. of objections	08
Summary of consultation responses:	<p><i>(Officer comments on responses in italics)</i></p> <p><u>Objections from 7 neighbours at nos. 1a, 1c, 3, 3a, 5b Highgate Road-</u></p> <p>Infilling of valleys and raising roof levels loses view, light and privacy; loss of light to habitable rooms of nos 1 and 3; overshadowing patio gardens; increase in boundary wall of 3.6m height outside no.3 to create a solid wall totalling 6.87m; change in roof slope direction; potential for more flats and more loss of light and privacy in future; more noise; no assessment on impact of daylight submitted.</p> <p><i>See section 4 below. There is misunderstanding of the plans, although additional documents have since been submitted to clarify the changes and to test the light impact- the roof slopes do not change direction nor is the boundary wall changing.</i></p> <p>Overdevelopment- increased density, 11 flats too many for this site, unlikely that any will be affordable; should not be considered as 'change of use' application; no 2nd floor plan showing new 2nd floor.</p> <p><i>Not relevant to this scheme which only involves roof alterations.</i></p> <p>No explanation of purpose of new roof which appears to be an attempt by stealth to circumvent proper planning process and to create more space, another floor, more flats and higher 2 storey structure with impacts on access, noise, waste etc.</p> <p><i>Not relevant to this scheme which only involves roof alterations and which can only be assessed in terms of impact on design and amenity, regardless of current use or proposed future use.</i></p> <p>Insufficient details- incomprehensible plans– need proper 3D plans to understand impact on residents; no sections or floorplans – are number of flats or residents being increased? What is purpose of private patio? Where are refuse bins going? Bins in alleyway, gates, bike store and new patio and people socialising next to wall will disturb residents.</p> <p><i>Additional documents were submitted to clarify the changes; assume patio is for one ground floor flat although its purpose is not relevant here. No reference is made to cycle stores, binstores or gates.</i></p> <p>New gates and private patio in alley impede fire access to rear of flats and increase noise nuisance; contradictory plans with other application for change of use to flats, ref 2016/5336/P; access from main road unrealistic and dangerous and will cause traffic chaos.</p>					

	<p><i>Assessment of this case only relates to impact of roof and façade changes on design and amenity; issues relating to conversion to flats and impact on fire access, building regulations etc. were assessed with the previous Prior Approval applications. Nevertheless the new fence here will not block access to the building.</i></p> <p>Modern materials unacceptable- cobbles in alley are loved by all and should be retained and only replaced if necessary with similar granite setts to preserve historic setting; increased height and infilling disregards character of factory style.</p> <p><i>Only private yard will be replaced by paviors, no change is proposed to shared alleyway. See section 3 below on design.</i></p> <p>Structural survey report for roof is misleading as damage has been deliberately caused by applicants to justify rebuilding roof.</p> <p><i>Not relevant for this assessment of design changes.</i></p> <p>Double glazing requested as sound proofing against plant noise.</p> <p><i>No plant proposed here.</i></p> <p><u>Objection from Cllr Meric Apak</u>- loss of light and outlook to neighbours, especially those on basement and ground floors.</p> <p><i>See section 4 below on amenity.</i></p>
<p>Other groups* comments: *Please Specify</p>	<p>n/a</p>

Site Description

1.1 The site contains an L-shaped single storey double height warehouse building comprising 2 elements- a storage area with main door entrance and a series of parallel pitched roof structures containing clerestory elements and gables, and a garage with simple pitched roof and roller shutter door vehicular entrance. Both elements are interconnected by a door and window. The 19th C building is vacant and dilapidated but last used as a Class B8 piano store. It is accessed via a narrow cobbled alleyway from Highgate Road between adjoining buildings and is shared with rear access to the Bull and Gate public house at 389 Kentish Town Rd.

1.2 The site is bounded to the south and west by the railway tracks, and to the east and north by Grade II listed buildings including a public house and a 4 storey residential terrace at Nos.1-7 Highgate Road. Further north is the Forum, a music venue which also has its service yard alongside the railway to the west of the site. The site lies between 2 parts of the Industrial Area in Kentish Town- Regis Road industrial estate to the south and Murphy's depot site to the north. It is not in a conservation area.

1.3 There is limited vehicular access to the site, given the narrow alleyway and no parking on site.

Relevant History

2014/1689/P – Planning permission for demolition of existing warehouse buildings (Class B8) and redevelopment to provide 5 dwelling houses (2 x 2-bed and 3 x 3-bed) and a two storey office building (Class B1), with associated landscaping, refuse and recycling storage, and cycle parking was Refused on 17/04/2015 on grounds of loss of amenity to neighbours (light, outlook, privacy).

2016/0091/P- GPDO Prior Approval Class P- Change of use of B8 to C3- Change of use from warehouse (Class B8) to 16 x residential units (Class C3). Refused 16/02/2016 on grounds of several issues, including insufficient evidence and lack of S106.

2016/2279/P- GPDO Prior Approval Class P- Change of use of B8 to C3- Change of use from warehouse (Class B8) to 11 self-contained residential units (Class C3). Granted 22/06/2016 subject to S106 and conditions.

2016/4862/P- Details required by conditions 2 (noise assessment), 3 (sound insulation), 4 (building vibration levels), 5 (contamination assessment), 6 (contamination investigation), 8 (cycle storage) and 9 (drainage strategy) of previous Prior Approval – approved 21/11/2016.

2016/5336/P- GPDO Prior Approval Class P- Change of use of B8 to C3- Change of use from warehouse (Class B8) to 13 self-contained residential units (Class C3). Granted 17/11/2016 subject to S106 and conditions.

Relevant policies

National Planning Policy Framework 2012

Pars 14, 17, 56-68 and 126-141

London Plan 2016

policies 7.4, 7.6 and 7.8

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

Camden Planning Guidance

CPG1: Design (2015)

CPG6: Amenity (2011)

Kentish Town Neighbourhood Plan (KTNP)

D3 Design principles

D4 Non-Designated Heritage Assets

Assessment

1. Proposal

1.1 The scheme involves altering the roof profile by infilling the valleys between the roof gables to create a flat roof. It follows an earlier Prior Approval for change of use of the warehouse to flats (see history above) and is probably intended to create better headroom and internal daylight for the new flats being created on a new mezzanine floor. The scheme only involves external alterations to the building's roof and elevations and does not indicate anything internally. No works have started on site yet to implement the Prior Approval so the lawful use of the building is still Class B8.

1.2 The existing roof of the warehouse has a series of 4 ridges with projecting clerestory sections running west-east; the roof of the adjoining garage has a steeply pitched central ridge aligned north-south.

1.3 The scheme includes the following-

- infilling the valleys between the 4 ridges with flat roof sections to the same height as the top of the existing roof ridges and bevelled back from the boundary wall with Highgate Rd to match the existing hipped slopes;
- replacing the pitched roof on the garage by a shallower pitched roof and lower flat roof;
- inserting clerestory windows in the projecting ridge sections and flat rooflights in the new flat roofs;
- one rooflight on eastern side facing the existing alleyway, rooflights on the slopes facing north and south sides;
- additional windows in the western wall facing the railway line;
- repaving the yard with paviors at entrance to the alleyway and creating a private patio surrounded by a timber fence.

1.4 Additional plans and a daylight report were submitted later, which provide more clarification on the scheme by means of model montages of existing and proposed roof profiles.

2. Issues-

- Design
- Amenity

3. Design

3.1 This is a relatively hidden backland site and barely visible from the public realm of Highgate Road. The nature of the roof alterations adjoining the site's entrance will mean that they are virtually invisible from the alley entrance in the road. The design of the roof profile and its views from the boundaries will remain essentially the same at lower levels, as the hipped edges on the eastern side remain, the valley sections on the western side remain, and the characteristic projecting gables and clerestory sections along the ridges remain. The building will continue to retain an articulated roof feature reminiscent of traditional industrial buildings, especially as seen from the railway line where the existing gables are prominent. It is considered that the infills of valleys by flat roofs will not appear overly bulky or incongruous. Indeed the replacement pitched roof for the garage will be lower and less bulky. Matching materials will be used. The scheme will not harm the surrounding townscape.

3.2 The works to the entrance yard, with new permeable paviors and a timber fence, are very minor and appropriate to the locality. The fence will not block any access to the building.

3.3 The scheme will not harm the setting or character of adjoining listed buildings in Highgate Road and it complies with additional local design policies in the Kentish Town Neighbourhood Plan.

4. Amenity

4.1 The only affected neighbouring properties are on the eastern boundary comprising the flats at nos

1-5 Highgate Road and the Bull and Gate pub. The hipped slopes facing east will remain the same in pitch and the infills between them will match this angle. There is no increase in height of the boundary wall.

4.2 A daylight and sunlight report has been submitted which shows that the scheme complies with all BRE recommendations on light as follows. There is no change in overshadowing to the rear gardens of the flats. The lower roof to the adjoining pub will actually increase daylight to its windows. There are very marginal reductions, by less than 5%, of daylight and sunlight (using the VSC analysis) to the basement and upper ground floors of flats and there are no changes to the upper floors- these reductions are minimal and comply with BRE criteria which recommend that the difference between existing and proposed light measurements is no more than 20%. Again reductions to daylight distribution within rooms (using the No Sky-Line analysis) are very marginal and only at basement level.

4.3 There will be no impact on privacy as there are no windows proposed on the eastern side facing Highgate Rd, apart from one rooflight facing the alleyway; as a precautionary measure to prevent any possible sideways views to flats, it is recommended that this window is obscure glazed by condition.

4.4 In terms of outlook, it is considered that the infill of valleys will not materially harm views from the various windows of Highgate Rd flats. No view will be possible of the infills from the basement bedrooms due to the angle of view; the view from the 1st floor flat is above the roofline and will retain long distance views of the heath and Regis Rd buildings. The view from the ground floor living room of the duplex maisonette will not be materially harmed as, although the valley section is partially infilled, this is setback from the boundary wall and the open sky between projecting clerestory gables will be retained; also a side view to the southeast will remain of other roofs and trees.

5. Recommendation: Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th December 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'.