

Delegated Report		Analysis sheet		Expiry Date:		30/01/2017	
		N/A		Consultation Expiry Date:		30/12/2016	
Officer				Application Numbers			
Samir Benmbarek				2016/6592/P			
Application Address				Drawing Numbers			
10A Belmont Street London NW1 8HH				161110-A(SO)001; 161110-A(SO)100; 161110-A(GA)100; Covering Letter dated 30 November 2016			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of observatory at 8 th floor level to residential building							
Recommendation:		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	--	No. of responses	--	No. of objections	--
				No. Electronic	--		
Summary of consultation responses:		3x site notices were displayed from 09/12/2016 (expiring on 30/12/2016) in locations within close proximity to the application building. To date no representations have been received.					
CAAC/ National Amenity Society comments:		N/A					

Site Description

The application relates to a eight storey residential building located on the eastern side of Belmont Street. The property is not located within a conservation area but is Locally Listed.

10A Belmont Street is described within Camden's Local List (p.54) as below:

"Former piano factory at south east corner of the square formed by the open space in between the two arms of Belmont Street, and dating back to c1860. It is of stock brick with clads iron (or early steel?) frame, with regular fenestration pattern (of tripartite timber sash or casement windows) and giant order brick pilasters between each window bay terminating in a restrained brick cornice. Despite its bulk this monolithic building sits very comfortably in its immediate context of 19th century three storey terraced housing which refers to its original context in which Belmont Street was lined with such housing, assisted by the elegance and quality of its materials and detailing".

Relevant History

No. 10A Belmont Street (Application Building):

(Ref 2011/4415/P) Erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations. Granted 30/11/2011

(Ref 2012/6866/P) Erection of an additional 7th floor to provide 3 residential units (Class C3), including external terrace area with green roof and associated alterations. Allowed on appeal 04/11/2013

(Ref 2016/1319/P) Planning permission granted on 03 June 2016 for the erection of steel pergolas over north and south facing balconies to residential building. Planning permission implemented.

(Ref: 2016/3191/P) Planning permission granted for the removal of the approved pergolas and retention of north and south facing balconies. Planning permission implemented.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

LDF Core Strategy, 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies, 2010

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Supplementary Planning Guidance

CGP1 Design

Camden's Local List January 2015

1. Proposal

- 1.1 Permission is sought for the erection of an observatory on the roof (8th floor level) of a residential building.
- 1.2 The observatory will be constructed from glass and steel and will be located upon the existing green roof of the host building. It will be at height of 2.5m from the roof level; and will result in the building having a total height of approximately 28.0m from the ground.
- 1.3 The main issues for consideration are:
- The impact of the proposal upon the character or appearance of the host building which is locally listed, and the surrounding area and;
 - The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Assessment of Impact on Host Building and Surrounding Area

- 2.1 No. 10A Belmont is a large scale; eight storey building located to the east of Chalk Farm Road and was previously a piano factory. It is the largest building within the vicinity and the top of the building can be viewed along the street scene on short and in long distances, including from Chalk Farm Road and the Regents Canal Conservation Area. Permission was granted in 2013 to convert the locally listed building for residential use. Overtime, external alterations have been developed upon the application building such as the addition of two extra floors and the introduction of balconies and pergolas. The additions were considered to not have an impact upon the character and appearance of the host building.
- 2.2 In regards to LDF policies, respecting the local character is an intrinsic aim. In particular DP24 and DP25 require careful consideration of the characteristics of the site, features of local distinctiveness, and the wider context to be demonstrated in order to achieve high quality development which integrates into its surroundings. Within buildings of merit (locally listed) it is considered development should reinforce those elements which create the character.
- 2.3 In regards to LDF policies, respecting the local character is an intrinsic aim, which is emphasised more when located within a Conservation Area. In particular DP24 and DP25 require careful consideration of the characteristics of the site, features of local distinctiveness, and the wider context to be demonstrated in order to achieve high quality development which integrates into its surroundings. Within areas of distinctive character, it is considered development should reinforce those elements which create the character.
- 2.4 Specifically DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to consider the character and proportions of the existing building. Whilst DP25 states that the Council will not permit development outside conservation areas that causes harm to the character and appearance of that area, this includes high or bulky buildings, which can have an impact on areas some distance away. Furthermore, Camden Planning Guidance (CPG1 – Design) states that roof alterations or additions are likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene such as Buildings or terraces which already have an additional storey.
- 2.5 Within the proceeding context, the proposed observatory by reason of its location and design on a building which is already the tallest within the vicinity, is considered to be of detriment to the overall industrial Victorian character of the locally listed building. It is considered the proposal of the observatory is an awkward and imbalanced introduction to the application building which is emphasised by virtue of its prominent location on top of the tallest building within the immediate area. It is considered this would have a negative impact upon the streetscene as well as the host building which will be viewed from the streetscene at long distances.
- 2.6 The host building has already benefitted from various extensions and alterations to include pergolas and balconies and it is considered a further addition at roof level in accumulation with the previous developments will overwhelm the building and its character.
- 2.7 It is acknowledged the proposal is not a typical roof additional of great scale or for the purposes of providing additional accommodation, however the proposal would create an incongruous addition to the building.

3. Amenity

- 3.1 It is considered no harm would be caused in regard to the amenity of the neighbouring properties or surrounding

by virtue of its position upon the roof. Although the observatory is constructed for viewing purposes, it is not considered there is concern of overlooking due to the difference in height between the application and the neighbouring buildings and it is not considered the proposal will contribute further to overlooking, which is an established issue within inner-city locations.

4. Recommendation

Refuse Planning Permission.

