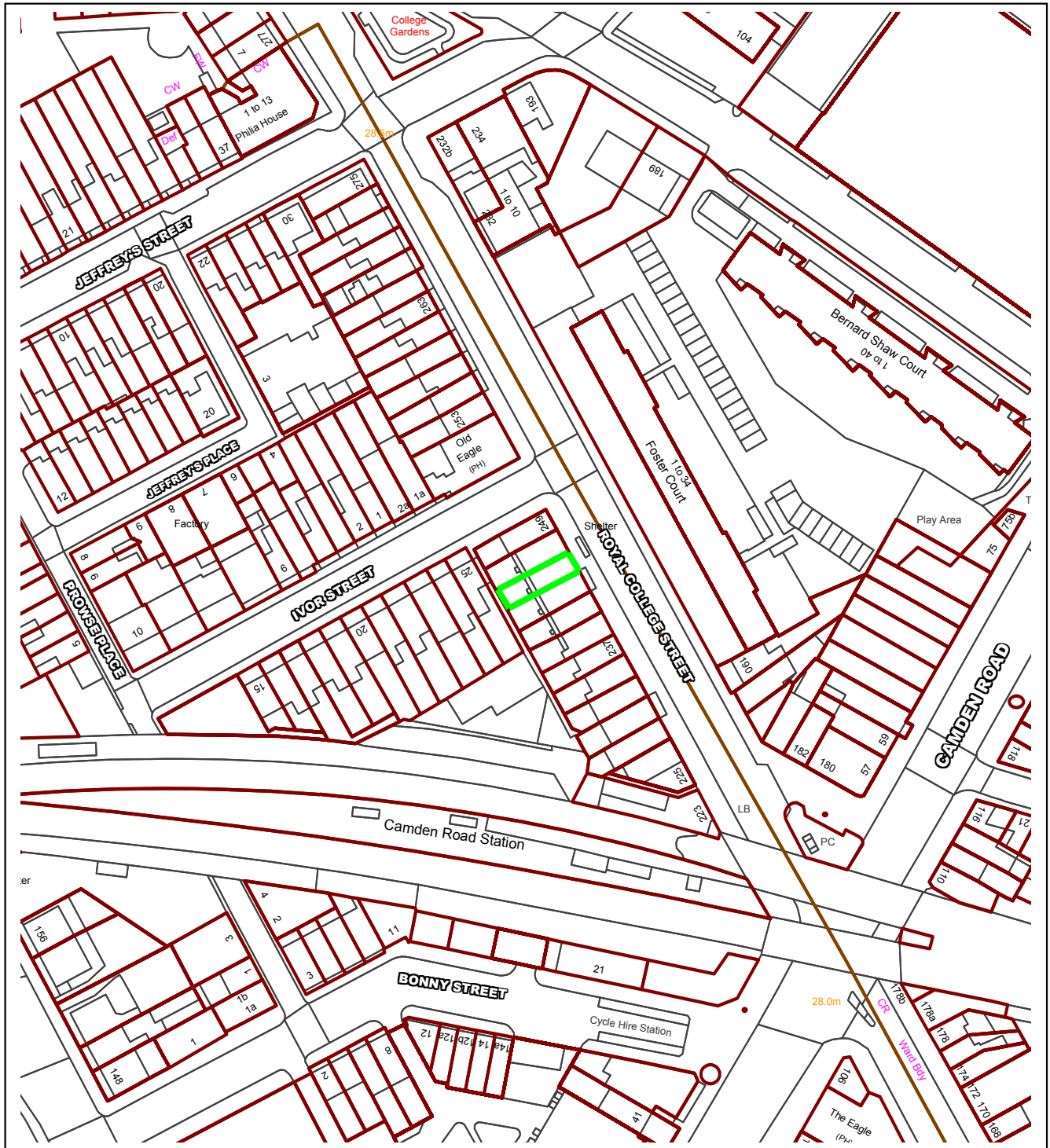


Site plan - Flat 1 (Lower Ground and Ground Floor), 245 Royal College Street



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Site photos - Flat 1 (Lower Ground and Ground Floor), 245
Royal College Street, NW1 9LT



1. Front elevation – existing lightwell



2. Front ground floor elevation



3. Relationship between the bus stop, front elevation and railings



4. Street scene view

Delegated Report		Analysis sheet		Expiry Date:	17/08/2016
(Members Briefing)		N/A		Consultation Expiry Date:	11/08/2016
Officer			Application Number(s)		
Nora-Andreea.Constantinescu			2016/3479/P		
Application Address			Drawing Numbers		
Flat 1 (Lower Ground and Ground Floor) 245 Royal College Street London NW1 9LT			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to front lightwell, including retention of railing and installation of 3 domed skylights (Class C3)					
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	9	No. of responses	0	No. of objections	0
Summary of consultation responses:	Site notices posted on 20/07/2016 and expired on 10/08/2016 Pres notice published on 21/07/2016 and expired on 11/08/2016 No responses have been received from the residents from the neighbouring properties.					
South Kentish Town CAAC	<p>South Kentish Town CAAC objected to the proposed development on the following grounds:</p> <ul style="list-style-type: none">a. Various comments on the history of this siteb. Numerous comments relate to the shopfront – please see response belowc. The existing build had an illegal stairwell – which is reinterpreted in the 2016 drawings as ‘emergency egress’ from the basement and the railings gated. The basement is shown as having a window but approved drawings do not have a windowe. The basement internal area is not approved as a lightwell, but as part of the housing area <p>A subsequent objection letter was received from South Kentish Town CAAC stating that:</p> <ul style="list-style-type: none">f. Officer’s report on application 2010/6105/P states that lightwells are not characteristic of this section of Royal College street and that it would harm the appearance of the building and streetsce.g. There is no need for horizontal grill for ventilationh. The vertical grill should be on the shop-front riseri. There is no planning requirement for ‘emergency egress’j. The railings should not have a gate <p>Officer response: <i>The proposed scheme has been revised since the second letter was received from the CAAC. The officer comments below are in response to both letters.</i></p> <ul style="list-style-type: none">a. <i>The officers appreciate the overview of the history of the site, however in this instance the current application relates just to the lightwell and railings.</i>b. <i>The current proposal does not relate to the shopfront as it is indicated on the drawings submitted. The existing shopfront is currently under enforcement investigation.</i>c. <i>e.,f., g.,h, i. The proposal has been revised and now consists in 3 no domed skylights with the same dimensions as the ones approved</i>					

	<p><i>previously under planning applications 2004/3175/P and 2010/6105/P.</i></p> <p><i>d. The window at the basement level appears to be installed for more than 4 years, and therefore on balance is considered to be lawful and therefore immune from enforcement action.:-</i></p> <p><i>i. The railings are proposed to be retained in the current position and there is no gate proposed, please see para 3.3, 3.4, 3.5</i></p>
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Site Description

The site is a three storey plus basement terrace property on the east side of Royal College Street. The site lies within the Jeffrey's Street Conservation Area and is listed as a building that makes a positive contribution to the conservation area.

The existing shopfront and lightwell have not been built in accordance with the previously approved permission under application 2010/3253/P. The current application responds to the enforcement notice in relation to the lightwell. The shopfront continues to be under enforcement - investigation.

Relevant History

2010/6105/P - Conversion from single family dwelling house to 3 x self-contained flats (Class C3), erection of a two storey rear extension at first and second floors, and alterations to front elevation including new window at ground floor level and covering of lightwell. – Granted subject to a Section 106 Legal Agreement – Granted 18/01/2012

2010/3253/P Erection of first and second floor rear extensions in association with the conversion of offices (Class B1) into one x two bedroom maisonette and two x one bedroom flats. Withdrawn 22/10/2010.

2007/5341/P Change of use including works of conversion from offices into 3 self-contained flats (2x 2 bed, 1x 1bed) and construction of a 2-storey rear extension at second and third floor. Withdrawn 17/12/2008

This was withdrawn by the Council due to a failure to sign a Section 106 Agreement. This proposal has been partially implemented (the lightwell) although permission was never granted.

2004/3175/P Change of use and works of conversion from offices (Class B1) to single family dwelling (Class C3) with rear extension at first floor level and reinstate lightwell and railings. Granted 15/09/2004.

Enforcement history:

EN11/1032 Alleged allegation: Unauthorised lightwell and works to shopfront

Whilst the lightwell would be covered as part of this planning application the shopfront is considered to be unacceptable by virtue of its design. The enforcement case is still active and therefore the shopfront is still subject to enforcement action. As such, this application does not support the shopfront as shown in drawings no. DWG-01 Rev B; DWG-02 Rev B; DWG-03 Rev B; DWG-05 Rev B.

EN10/0279 Alleged allegation: Unauthorised lightwell and works to shopfront.

An investigation was carried out into the creation of the front lightwell and the use of the property, it was concluded that a covered lightwell was shown on the 2004 plans, therefore the existing open lightwell was not authorised.

EN10/0832 Alleged allegation: Planning Permission 2004/3175/P was not implemented within five years of the decision. Planning Enforcement issued a Planning Contravention Notice (PCN) on 16/09/2010 requesting details of when the change of use from office to residential began. The applicant submitted information that satisfied the Planning Enforcement Team that the change of use was commenced before the permission had expired.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2016

Camden LDF Core Strategy 2010

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

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 Planning Guidance

CPG1 Design

CPG6 Amenity

Camden Local Plan Submission Draft 2016

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Policy CC1 – Climate change mitigation

Policy DM1 – Delivery and monitoring

Jeffrey's Street Conservation Area Statement (2003)

1. Proposal

- 1.1 The proposed scheme includes alterations to the front lightwell, retention of railing and installation of domed skylights.
- 1.2 The principle of domed skylights and railings in a different location have been previously approved as part of planning applications 2004/3175/P and 2010/6105/P.

2. Considerations:

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

- Design and conservation
- Residential amenity on the neighbouring occupiers

3. Design and conservation

- 3.1 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.
- 3.2 Within the previous assessments the officers identified that open lightwells would harm the appearance of the building and street scene, being not characteristic of this particular section of Royal College Street. Consequently, the domed lights that covered the lightwell were considered more appropriate in this instance. This assessment is supported by the officer in this subsequent planning application.
- 3.3 The proposed scheme, including the domed skylights and railings, has been brought closer to the front wall of the building compared with the one approved previously. The location of the railings is proposed to be retained at 2.5m distance from the bus shelter, which is considered to better accommodate the pedestrian traffic and bus stop users, than the 1.7m distance approved in previous applications. The railings would have a height of approximately 1m measured from the street level and would project at 500mm from the front wall.
- 3.4 The proposed 3no skylights would disperse symmetrically to the front wall, retaining the same dimensions as the ones approved, 0.4mx0.4m. They will project with 271mm in height beyond the pavement line and would be enclosed on all sides by railings, in order to avoid any pedestrian disruption.
- 3.5 Due to the proposed development's design, sitting and projection it is considered that it would preserve the character of the street and would not cause significant harm to the appearance of the host property and wider Kentish Town and Jeffrey's Street Conservation Area. 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.

3.6 Please note that details of the shopfront shall not be considered under the current planning application.

4. 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 any proposed development protects the quality of life of occupiers and neighbour by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks development to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".

4.2 The proposed domed skylights are not considered to cause any significant harm to the amenity of the neighbouring residents or the street users. The location of the railings proposed to be retained is considered to better accommodate the pedestrians and bus stop users, and therefore they are acceptable on these terms.

5. Recommendation

5.1 Recommend conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th March 2017, 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'.



Regeneration and Planning
Development Management Formatted

London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Glen Christen
Bonnystreet Planning Limited
1 Howitt Close Belsize Park
London
NW3 4LX

Application Ref: **2016/3479/P**

Please ask for:

Nora-Andreea Constantinescu

Telephone: 020 7974 **5758**

13 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1 (Lower Ground and Ground Floor)
245 Royal College Street
London
NW1 9LT

Proposal:

Alterations to front lightwell, including retention of railing and installation of 3 domed skylights (Class C3).

Drawing Nos: 245/LW/Site; 245/LW/Block; Supporting letter dated 21/06/2016; DWG-01 Rev B; DWG-02 Rev B; DWG-03 Rev B; DWG-04 Rev B; DWG-05 Rev B.

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 granted planning permission shall be completed in accordance with the drawings hereby approved within 3 months of the date of this permission.

Reason: In order to safeguard the amenities and appearance of the area generally

Executive Director Supporting Communities



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in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development.

- 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 policy 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

245/LW/Site; 245/LW/Block; Supporting letter dated 21/06/2016; DWG-01 Rev B; DWG-02 Rev B; DWG-03 Rev B; DWG-04 Rev B; DWG-05 Rev B.

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

Informative(s):

- 1 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).
- 2 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.
- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above and do not relate to any details of the shopfront or elevations of the building or basement level arrangement or layout, as shown on drawings

DWG-01 Rev B; DWG-02 Rev B; DWG-03 Rev B; DWG-04 Rev B, DWG-05 Rev B. The shopfront is still under enforcement investigation.

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 Regeneration and Planning

DRAFT

DECISION