

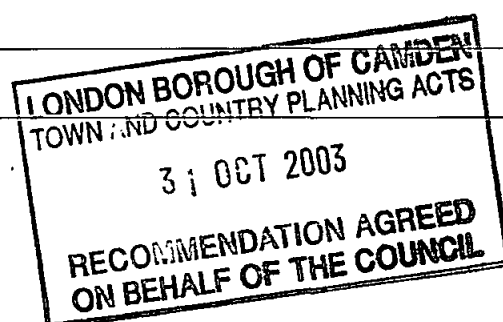


Delegated Report Member's Briefing		Analysis sheet	Expiry Date:	02/10/2003
		N/A	Cons. Expire:	29/08/03
Officer			Application Number(s)	
Sarah Griffiths			2003/1569	
Application Address			Drawing Numbers	
2-12 Grand Union Walk, NW1			GUW-PL-01, 02, 03, 04, 05.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
				
Proposal (s)				
The use of the roof of the residential block of flats as a terrace for residents, and the associated raising of parapets on side and rear elevations, glass/steel balustrading to the front elevation, timber decking, replacement rooflights, and external lighting.				
Recommendation(s):		Grant Planning Permission		
Code:		FPC		



Conditions or Reasons for Refusal: (Use Part 1 codes for standard text)	Refer to Decision Notice				
Reasons for Conditions:					
Informatives:					
Consultations					
Adjoining Occupiers:	No. Notified 61		No. of responses 13		No. of objections 2
Summary of consultation responses:	<p>Third party objections:</p> <ul style="list-style-type: none"> • Original building was designed by Nicholas Grimshaw. Lease dated 06/07/95 explicitly prohibits any modification to the building. The proposal includes internal modification (staircases) and external modification (replacement rooflights, decking, ballustrading) • Proposal would alter original design, to the detriment of the building • Loss of privacy <p>British Waterways- no objection in principle, although further details of the proposed lighting to include levels of illumination and positioning should be submitted to and approved by the Council and British Waterways consulted accordingly. <i>Informative is recommended.</i></p> <p>Grimshaw – no objection to proposal.</p>				
CAAC/Local groups* comments: *Please Specify	N/A				

Site Description

The application site comprises a 3-storey landmark residential building on the south side of the canal, just before the Kentish Town Road crosses meets the bridge. It lies behind Sainsbury's superstore which fronts Kentish Town Road and Camden Road, which was built as part of the same development, designed and built in the 1980s by Nicholas Grimshaw.

The application site is within the Regents Canal Conservation Area (although there is no CAAC). The building is not listed, neither is it located within close proximity to a listed building.

Relevant History

1980s – permission granted for mixed development to the north and south of the canal, to include a retail store, industrial and residential development, with car parking.

Relevant policies

Camden Unitary Development Plan (UDP) 2000:

EN1 – General Environmental protection and improvement

EN13 - Design of new development

EN19 – Amenity for occupiers and neighbours

EN21 – Alterations to existing buildings

EN24 – Roof alterations and extensions

EN31 – Character and appearance of Conservation Areas

Supplementary Planning Guidance (SPG) July 2002:

2.7 (Alterations and extensions)

Assessment

With regard to design, UDP policy seeks to ensure that all extensions and alterations are appropriate to the building in terms of proportions, character, and setting. The building is considered to be of good contemporary design, with a balanced composition. The building comprises aluminium with curved "pods" for each residential unit, which have openings facing the canal.

The proposal includes the raising of the existing aluminium parapet to the rear and side elevations, by 1m. The design of the raised parapet would match the existing. A 1m high steel/glass balustrade would be erected along the front elevation, facing the canal, for safety reasons associated with the use of the flat roof as a roof terrace. This ballustrading would be set behind the existing curved frontage, and as such only 0.8m of it would be visible from the front. Timber decking would be placed on the flat roof. Existing rooflights would be replaced by an equal number, in the same locations overall, but marginally larger in size. Replacement rooflights would be made up of 2 varieties; the first of which would be larger in size than those existing, and be motorised to allow access onto the roof, the second, would have a glass table placed above them. Internal changes would comprise an internal staircase for each unit, to enable them to gain access onto the roof. The proposed arrangement of the roof terrace would "section off" each residential unit, so that the area above each unit would be characterised by 2 rooflights (access rooflight and glass table), seating area etc, although there would be no physical constraints preventing anyone from walking the whole length of the roof. It is considered that this latter point is an issue between the applicant and occupiers of the flats within the building.

The existing flat roof of the building, although accessed via rooflights, is not directly accessible due to the lack of internal staircases. As such, this proposal would include the use of the flat roof as a roof terrace. It is considered that due to the location of the building, which borders a retail car park (Sainsbury's), Kentish Town Road and Regents canal, the use of the flat roof as a terrace would not result in any overlooking or loss of privacy to neighbouring uses or occupiers.

It is considered that due to the location, scale and design of the existing building, changes to the parapet and the erection of ballustrading to the front elevation at roof level would be visible from the streetscene, from across the canal and from within the Conservation Area. However, it is considered that the proposal would not detract from the current building form and its design, and would not add excessive bulk or height to the building, which would harm the character and design of the building or the character and appearance of the Conservation Area.

The architects for the building, Grimshaw, have been consulted, and have no objection to the proposal.

As such, it is recommended that planning permission be approved.