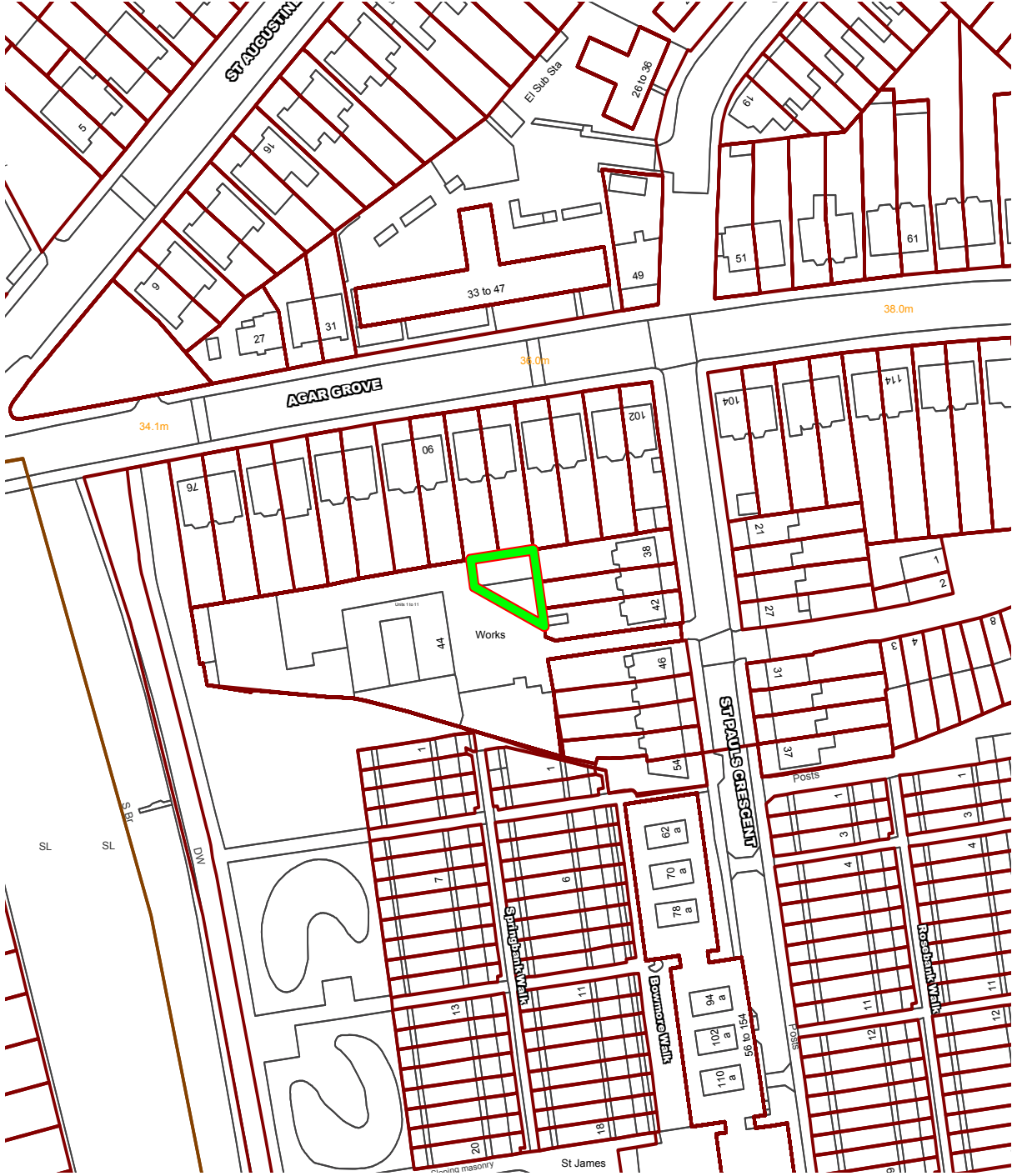


# Unit A, 44 St Paul's Crescent Location Plan & Photo's



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View towards St Paul's Crescent



Secure Entrance to the mixed estate



View from the access gate (proposed extension has similar materials and design to unit opposite)



Rear garden of property on St Paul's Crescent

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>01/07/2015</b>
<b>(Members' Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>11/06/2015</b>
<b>Officer</b>			<b>Application Number(s)</b>		
James Clark			2015/2552/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Unit A 44 St Paul's Crescent London NW1 9TN			Refer to draft decision notice.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a two storey side extension with a ground floor integral garage					
<b>Recommendation(s):</b>		Grant conditional permission			
<b>Application Type:</b>		Full Planning Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>46</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. Electronic	<b>03</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 20/05/2015 (expiring 10/06/2015) and a public notice was published in and Ham &amp; High from 21/05/2015 (expiring 11/06/2015).</p> <p>Three letters of objection have been received:</p> <p><b>No 38 St Pauls Crescent</b></p> <ul style="list-style-type: none"> <li>The upheaval caused by the proposed <ul style="list-style-type: none"> <li>Lack of light to my garden</li> <li>Noise pollution</li> <li>Dirt pollution</li> <li>Lack of parking (important for her continued treatment and support i.e. district nurse when applicable)</li> <li>Eyesore to the Conservation Area</li> </ul> </li> </ul> <p><b>No 42 A St Pauls Crescent</b></p> <ul style="list-style-type: none"> <li>It will severely impact our enjoyment of the garden in that most of the afternoon will be in shadow. This is a basement property, light at the rear of the house is all we get, much of this will be lost if the development goes ahead.</li> </ul> <p>It will have an overbearing impact on our view from the rear bedroom window. We will have only a large wall for a view which will make our property feel like a prison. It is not subservient to the main property. It is almost identical in size. The roof lights are unnecessary as there is sufficient window space to the front of the property.</p> <p>It goes against policy 6.13 as it encourages car use and parking spaces. The property does not need the parking spaces and so could be built as a single storey. Their own design access statement has a picture showing they would retain three open air parking spaces. It goes against policy 6.9 as it has no provision for cycle parking. A build of new work space should encourage cycling.</p> <p><b>No 40 A St Paul's Crescent</b></p> <ul style="list-style-type: none"> <li>We are objecting to this application on grounds of the height, design and size of this extension. It will rob us of all of our afternoon sun and as this is a maisonette so we have no light as we are basement. We get no light from the front of our property and so we depend on the back windows and garden.</li> </ul>					

	<p>We will be completely overlooked by the proposed building and the enormous, claustrophobic proposed wall which we will have to look at!!! We have had to endure 2 years of construction noise, dirt and hostility from the developers during the first phase of this development and we are appalled that we should have to go through that again. This feels extremely unfair and unjust.</p> <p><b>Officer Comment:</b> <i>The side extension would not break the 25 degree light test from the centre of the window of the properties on St Pauls Crescent. The windows are considered to receive an acceptable level of light. The dirt and noise as a result of the building phase of the extension would be limited by the CMP to be conditioned. The impact of the dirt and noise are short term impacts and not long term. The concern over the parking available on site should not impact the parking on surrounding roads on account of the medium PTAL level of 3 and the management of local parking controls. The proposed roof lights are high in the roof and at an angle that would not result in overlooking. There is adequate cycle storage in the integral garage.</i></p>
<p><b>Camden Square CAAC</b></p>	<p>The <b>Camden Square Conservation Area Advisory Committee (CAAC)</b> were formally consulted on the 15/05/2015 and have made no comments on the development.</p>

## Site Description

The application site is a two storey building situated in a secure mixed office/industrial/live/work estate which is accessed from St Paul's Crescent via a narrow driveway. The site has informal parking on the front of the site and the building abuts the rear gardens of residential properties on St Pauls Crescent and Agar Grove. The site is located within the Camden Square Conservation Area and currently is occupied by the Howard Shooter photography studio, which specialises in taking photographs of food. The building has a B1 office use classification.

## Relevant History

2015/0509/P - Two storey extension of an existing two storey photographic studio (B1) – WITHDRAWN, April 2015

2008/1485/P - Replacement of timber windows and doors front and side to existing live/work unit with aluminum windows and doors – APPROVED, July 2008

2005/1677/P - Submission of amended details of the type of paving, hard and soft landscaping and means of enclosure pursuant to condition 3 of the planning permission dated. APPROVED, 2005

2005/0273/P – The construction of a 2 storey extension to the existing workshop – APPROVED, March 2005

PEX0300169 – The construction of a 2 storey extension to the existing workshop – APPROVED April, 2004.

## Relevant policies

### National Planning Policy Framework (2012)

#### The London Plan March 2015, consolidated with alterations since 2011

#### LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP18 (Parking Standards and limiting the availability of car parking)

DP19 (Managing the impact of Parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

#### Camden Planning Guidance 2011/2013

CPG1 Design

CPG6 Amenity

CPG7 Transport

#### Conservation Area Statement

Camden Square

## Assessment

### 1. Proposal:

1.1. The proposed two storey side extension would project approximately 11.6m in width, 6.3m in depth and 7.7m in height, 6m to the eaves. The 11.6m width of the proposed extension would be attached to the host building and extend along the rear party wall of properties along St Pauls Crescent. The proposed extension would provide an integral garage with space for two vehicles on the ground floor and photographic studios on the first floor. The extension would have independent entrance with an internal stair case, prep kitchen and WC.

1.2 Planning permission was granted in 2004 for an extremely similar development to the current planning application and is considered to be a material planning consideration.

### 2. Design:

2.1 The proposed extension is the same height and design as the host property and maintains the existing character of the location. The extension is attached to the host building including a connecting roof creating a gable end. The proposed windows and materials to be used on the extension are more contemporary and different in style to the host property however the contrast is modest considering the almost identical overall style of the extension therefore providing visual interest.

2.2 The ground floor garage doors are a departure from the surrounding properties and add a new feature to the estate.

2.3 Light buff bricks and dark engineering brick skirt will provide a modest contrast to the host building alongside the proposed windows. The materials and windows have a greater similarity with the other buildings in close proximity to the site. The proposed extension would have a two storey bay constructed from dark engineering brick and timber slats which essentially copies a design feature on another building in the estate. The side bay feature softens the utilitarian nature of the extension while providing internal space.

2.4 The proposed extension respects and preserves the original design and proportions of the surrounding estate. The estate has been developed in more contemporary fashion in the last 10 years and arguably the extension does not entirely appear secondary to the host property, however it does not damage the site or harm the wider Conservation Area.

### 3. Neighbouring Amenity:

3.1. The two storey 7 metres height of the proposed extension would be constructed abutting the rear boundary with properties along the rear of St Pauls Crescent. The principle concern is the potential loss of light received by the dwellings situated on the ground floor and any harm from overlooking or privacy. The distance between the rear elevations of the properties along St Pauls Crescent and the rear side elevation of the proposed extension is approximately 16-17m. When applying the 25 degree test from the rear windows on properties along St Pauls Crescent, no part of the proposed extension would be above the 25 degree angle. The proposed extension is not considered to harm the light received by the surrounding properties. The proposed extension would result in some loss of direct light in the evenings however the meeting of the 25 degree test as stipulated in Camden guidance CPG6 is considered to result in a reasonable level of light loss.

3.2 The elevation wall abutting the rear gardens of St Pauls Crescent would have no windows on the flanks protecting any overlooking of the private amenity space from the proposed extension. Sky lights are proposed on roof however the height and angle are not considered to conflict with the rear



amenity space of the properties on St Pauls Crescent.

3.3 The rear gardens along St Pauls Crescent have a depth of approximately 16-17 metres with mature trees and vegetation and an outbuilding located at the rear. The 7 metre height of the extension is not considered to detrimentally impact the outlook from the rear windows.

#### **4. Parking implications:**

4.1 The site of the proposed side extension and other space on the front of the site is used for ad hoc car parking. Approximately four cars can be parked on the site. The proposal includes two off street integral car parking spaces and a space in front of the host property. Camden policy intends to reduce parking under policy DP18, the creation of two integral car spaces and an additional space in front does act to reduce the off street parking on the site.

4.2 Consultation with the transport department confirms the plans represent a reduction in the level of parking on site and the proposed garage is considered to be acceptable. The use of the designated space on the front of the site for ad hoc deliveries and drop offs would unlikely cause wider issues on the site or surroundings. The mixed use estate is accessed by a secure gate and the adjacent roads are parking controlled. The proposed extension would likely lead to increased use of the site and the facilities however the medium PTAL level of 3, representing good access to public transport would be likely to reduce harm to on street parking levels.

4.3 There is no dedicated secure cycling storage however the size of the integral garage provides adequate space for the likely cycle requirements. The size of the extension is below the policy threshold for provision of cycle parking.

#### **5. Impact of increased B1 activity:**

5.1 The site and wider estate is already used for mixed residential/office uses. The increase in the floor space of the photographic studio is modest and the operating hours would be the same as currently active on the site.

**Recommendation:** Grant Planning Permission

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday the 29th June 2015. For further information please click [here](#)**

Miss Lauren Abderrahim  
Owen Architects  
Owen Architects Gate House  
1 St Johns Square  
London  
EC1M 4DH

Application Ref: **2015/2552/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

24 June 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Unit A 44 St Paul's Crescent**  
**London**  
**NW1 9TN**

# DECISION

Proposal:  
Erection of a two storey side extension with a ground floor integral garage.

Drawing Nos: Design & Access Statement, Drg 100 (Rev A), 200 (Rev A), 201 (Rev A), 202 (Rev A), 210 (Rev D), 211 (Rev C), 212 (Rev B), 300 (Rev A), 310 (Rev C), 311 (Rev B), 400 (Rev A), 600 (Rev A),

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.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Drg 210 (Rev D), 211 (Rev C), 212 (Rev C), 310 (Rev C), 311 (Rev B), 400 (Rev A) & 600 (Rev A)

Reason:

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

- 3 Prior to development, a Construction Management Statement setting out measures for ensuring highway safety and management of service vehicles, deliveries and waste disposal throughout the construction period shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect amenities of the area in accordance with policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The parking spaces within the garage shall be used exclusively in connection with the B1 use.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Manufacturer's specifications and samples of all facing materials shall be submitted to and approved in writing by the local planning authority prior to commencement.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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 Culture & Environment

**DRAFT**

**DECISION**