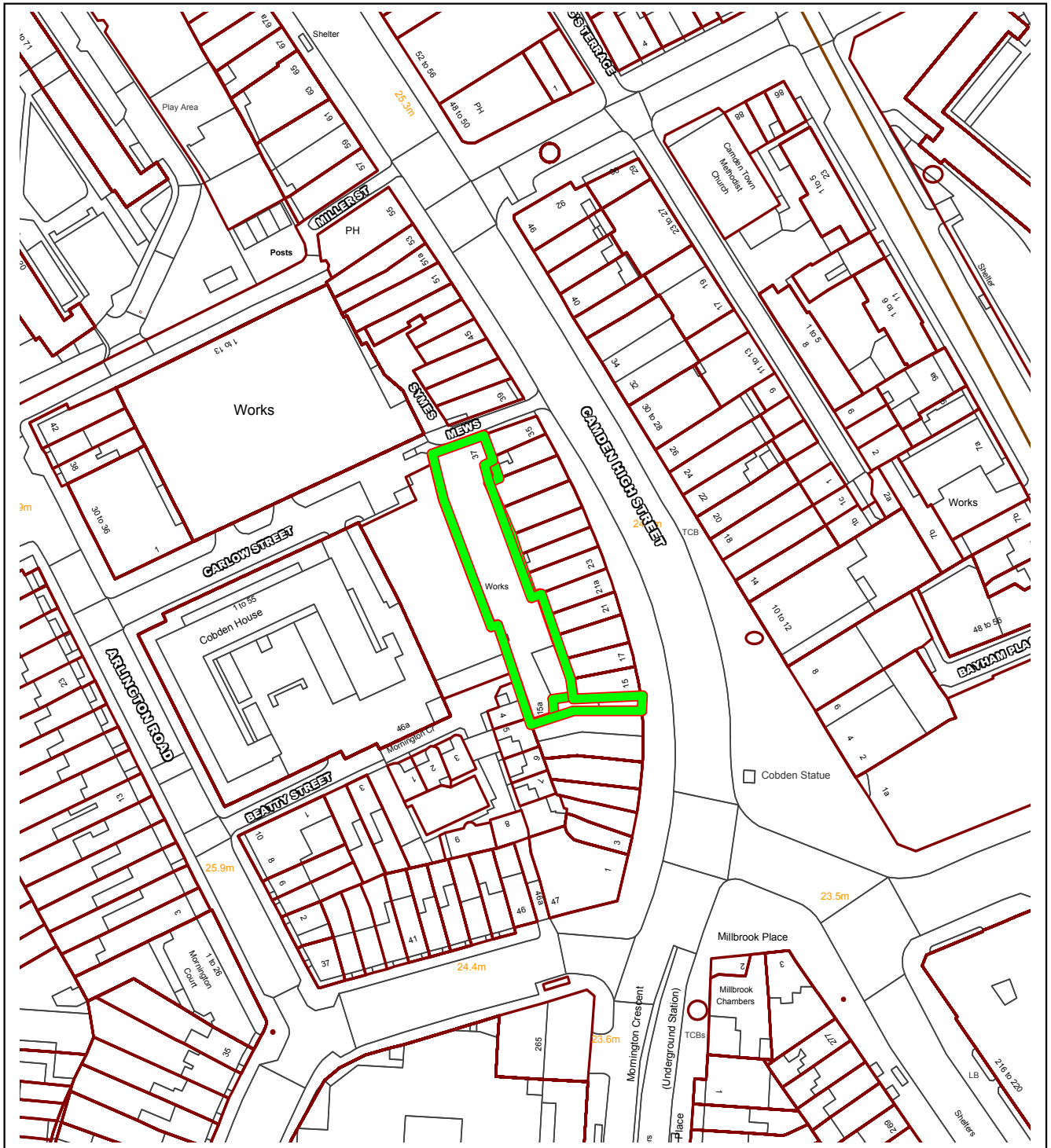


Symes Mews, 15a – 37 Camden High Street 2019/1743/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

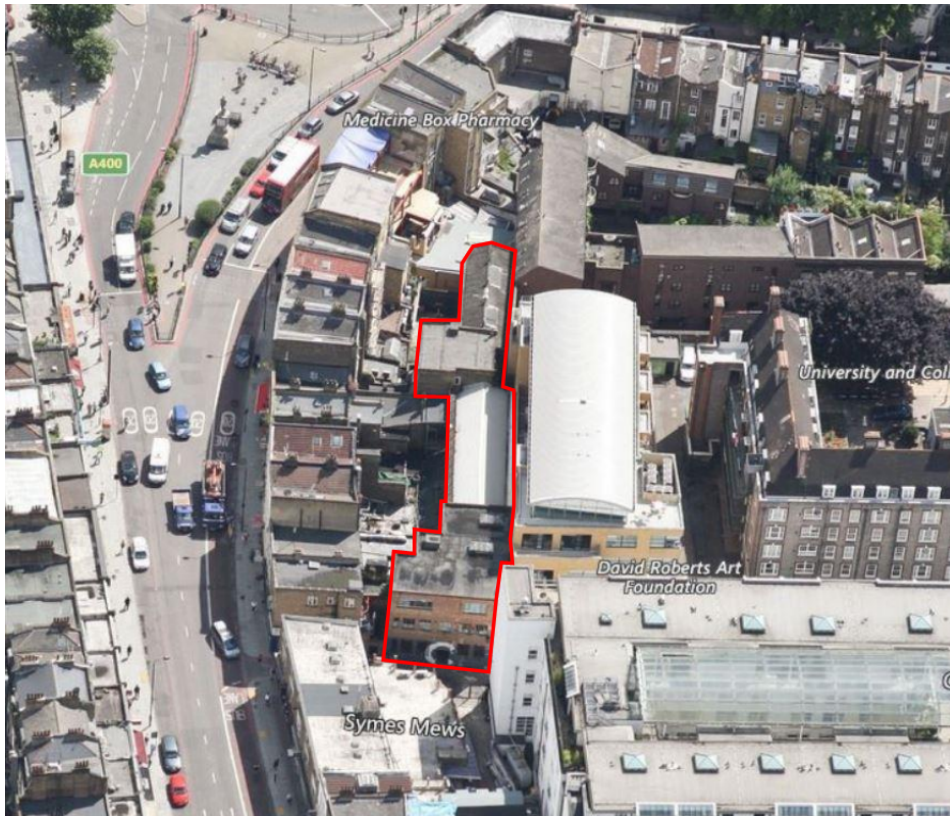


Photo 1: Aerial view of application site



Photo 2: View of Symes Mews from Camden High Street



Photo 3: View of Symes Mews from Carlow Street

| | | | | | |
|--|----------------------------|---------------------------------|-------------------------------------|----------------------------------|-------------------|
| Delegated Report | | Analysis sheet | | Expiry Date: | 27/05/2019 |
| (Members Briefing) | | N/A / attached | | Consultation Expiry Date: | 12/05/2019 |
| Officer | | | Application Number(s) | | |
| Laura Hazelton | | | 2019/1743/P | | |
| Application Address | | | Drawing Numbers | | |
| 15A-37 Camden High Street London NW1 7JE | | | Please refer to decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Erection of stair enclosure and plant room to roof of no.37 to accommodate boilers, water tanks and water pumps. | | | | | |
| 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. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | <p>The application was advertised in the local press on 18/04/2019 and 3 site notices were displayed around the site on 17/04/2019.</p> <p>No responses have been received to date.</p> | | | | | |
| CAAC comments: | <p>The Camden Town CAAC submitted the following objection:</p> <p>We object to the plant room which is large and appears unnecessary and an attempt should be made to integrate it into the building.</p> <p><i>Officer Response:</i></p> <p><i>The size of the plant room was queried, and whether it could be made smaller than proposed. In response, the applicant provided indicative drawings showing the layout and position of plant within the room demonstrating the need for a plant room of the proposed size, as well additional views demonstrating that the extension would not be visible from Camden High Street or Arlington Road. It was also queried whether the plant room could be located internally, and the applicant's engineers have responded that the although this was investigated during design development, the roof is the most appropriate location to allow for adequate ventilation.</i></p> | | | | | |

Site Description

The application site is located to the rear of terraced properties 15 – 35 Camden High Street, and comprises four conjoined buildings. Pedestrian access to the building is via Symes Mews to the north of the site, with secondary access from Camden High Street via a small alleyway.

The application site is currently vacant, but planning permission was recently recommended subject to S106 legal agreement for the change of use from an art gallery to offices (see history section). The surrounding area is predominantly commercial with residential units occupying the upper floors of many neighbouring buildings. The subject site is not a listed building, nor does it adjoin any listed buildings. It is located within Camden Town Conservation Area and the Camden Town Centre.

Relevant History

2019/1741/P - Erection of new ground floor extensions to create new reception area and cycle facilities; installation of replacement windows and doors; demolition and replacement of roof and rooflights; Installation of new entrance gates to Camden High Street entrance; extension of stair core up to 2nd floor level. Pending determination.

2018/5173/P - Change of use of art gallery (Class D1) to offices (Class B1a). Recommended for approval subject to s106 legal agreement at Planning Committee 11/04/2019. Determination pending completion of legal agreement.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

CGP Design 2019

CPG Amenity 2018

Camden Town Conservation Area appraisal and management strategy 2007

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of a new plant room and stair access at roof level of the Symes Mews block. The plant room would measure 9m x 4.2m and 2.7m high. The stair access would measure 4.7m x 2.6m and 2.7m tall. Both would be finished in black waterproofing membrane.

2.0 Assessment

- 2.1 The principle considerations in the determination of this application are as follows:
- Design and heritage – impact on the character and appearance of the host building and the wider Camden Town Conservation Area).
 - Amenity - impact on amenity of neighbouring residents in terms of outlook, daylight, privacy and noise disturbance.

3.0 Design and Heritage

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.2 Camden's Development Policies Document is supported by CPG (Design) and the Camden Town Conservation Area Statement.
- 3.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant which requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.4 The application seeks to erect two extensions to the roof of the Symes Mews block (to the rear of 31 and 33 Camden High Street) to house a new plant room and stair case enclosure. The extensions would be fairly large, measuring 37.8sqm and 12.2sqm respectively, and both would measure 2.7m tall. The proposed plant room contains the centralised cold water storage tank and centralised gas fired boiler plant. In addition to the main items of plant there are associated items of equipment such as pumps, pressurisation units and electrical control panels.
- 3.5 Officer's queried the size of the plant room with the applicant and whether it could be accommodated internally. After consultation with their engineers, the applicant clarified that the water tank size has been calculated based on the expected occupancy of 1 person per 8 m² and aligns with British Council of Offices (BCO) guidelines. The expected storage volume for the site is 3000 litres which would have a physical footprint of 3m², with 0.5m clearance at the sides and 1 meter at either end to get access to the ball valves. This equates to a minimum footprint for the tank alone of 6 m X 4 m. In addition, the plant room would house a modular gas boiler with minimum dimensions of 4 m x 2 m which includes space for the flue, combustion air and maintenance. Additional space is required for other items such as pumps and break tank. The applicant also investigated locating the plant room internally during design development, however, a rooftop location is considered necessary to ensure adequate ventilation and locating

the plant internally would impact the quality and amount of lettable office space.

- 3.6 In terms of their detailed design, the extensions would be set back from the Symes Mews elevation by 6m which would ensure they would not be visible from Camden High Street or Arlington Road. The plant room would sit adjacent to the University and College Union (UCU) building which is three storeys taller and would shield views from Arlington Road as well as limiting the visual impact when viewed from the upper windows of the properties on the opposite side of Camden High Street. The extensions would be clad in a black waterproofing membrane, which although not high quality, would ensure the extensions read as utilitarian structures and reduce their visual prominence. After concerns were raised about the size of the extensions, the applicant prepared additional visualisations which demonstrate that they would not be visible from Camden High Street or Arlington Road. As such, they would only be visible from a limited number of private views from the buildings surrounding the site.
- 3.7 On balance, given their set back location and simple materials, the proposed extensions are considered to preserve the character and appearance of the host building and Camden Town Conservation Area, from which there would be no public views of the structures. As such, the proposed development is considered acceptable and would be in accordance with policies D1 and D2 of the Camden Local Plan.

4.0 Amenity

- 4.1 Policies A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 4.2 Due to the location of the extensions in relation to the nearest residential properties at 33, 35 and 39 Camden High Street, they are not considered to result in harm to the amenity of these properties. As discussed previously, the extensions would sit in front of the much taller UCU building and as such, the impact on neighbouring outlook and daylight would be very limited compared to the existing situation.
- 4.3 The proposed plant room does not include any items of plant or mechanical ventilation which would require a noise impact assessment.

5.0 Conclusion

- 5.1 On balance, the proposed development is considered to preserve the character and appearance of the application site and this part of the Camden Town Conservation Area without causing harm to neighbouring amenity, in accordance with policies A1, D1 and D2 of the Camden Local Plan. As such, it is recommended that planning permission is granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd September 2019, 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'.

Application ref: 2019/1743/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 27 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15A-37
Camden High Street
London
NW1 7JE**

DECISION

Proposal: Erection of stair enclosure and plant room to roof of no.37 to accommodate boilers, water tanks and water pumps.

Drawing Nos:

Existing drawings: 0000, 0010, 0020, 0021, 0022, 0023, 0030, 0031, 0040.

Proposed drawings: 0100, 0200, 0201 rev P1, 0202 rev P1, 0203 rev P2, 0204 rev P1, 0300 rev P1, 0301 rev P1, 0400 rev P2.

Design and Access Statement dated April 2019.

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: 0100, 0200, 0201 rev P1, 0202 rev P1, 0203 rev P2, 0204 rev P1, 0300 rev P1, 0301 rev P1, 0400 rev P2.

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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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