

225A Camden Road - 2018/6145/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.

Site photographs

1. Front elevation



2. Front elevation



3. View towards rear elevations of properties along Brecknock Road



4. View towards rear elevations of properties along Brecknock Road



5. Aerial view of the site



| | | | | | |
|---|----------------------------|---|---------------------------------------|---|-----------|
| Delegated Report (Members Briefing) | | Analysis sheet N/A | | Expiry Date: 09/04//2019 | |
| | | | | Consultation Expiry Date: 14/03/2019 | |
| Officer | | | Application Number(s) | | |
| Patrick Marfleet | | | 2018/6145/P | | |
| Application Address | | | Drawing Numbers | | |
| 225A Camden Road London NW1 9AA | | | Please refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Erection of single storey roof extension. | | | | | |
| 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. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | Site notice: displayed from 18/02/2019 - 14/03/2019 No comments received from neighbouring properties. | | | |
| Local Groups | | <p>The Rochester CAAC objected to the application on the following grounds.</p> <ol style="list-style-type: none"> The applicant has not provided adequate information with regard to light impacts and façade details and design or heritage statement has been provided. The area behind the housing and public house (on Brecknock Road) should be subservient in height and not increased to the same height. <p><u>Officer Comment</u></p> <ol style="list-style-type: none"> The submitted plans, elevations and supporting documents are considered sufficient to assess the acceptability of the proposed | | | |

development.

2. Amended plans have been submitted during the course of the application which show the complete removal of the top storey that was initially proposed and ensures the host building remains subservient to its surroundings.

Kentish Town Neighbourhood Forum

- The Kentish Town Neighbourhood Plan (NP) supports development which increases employment space. Proposals to create additional office space is therefore welcomed.
- Context is important though and the Design Policy D3 in the NP sets out criteria that is aimed at ensuring that development respects the host and nearby buildings and the immediate local area. In this regard, the original scheme to increase the height of the host building by two stories appeared to be out of scale and context. The design of the windows of the top floor and the proposed use of render added to the sense of disconnect to the host building and the immediate surrounding area.
- The revised scheme which increases the host building by a single additional storey is now in line with the Design Principles set out in Policy D3 of the NP. Its height and design (the brickwork and the windows) is we think acceptable and in accordance with the NP.
- Accordingly, KTNF supports this application as it complies with Policy D3 of the NP.

Site Description

The application site relates to a two storey office building located on a back-land site at the junction of Brecknock Road and Camden Road. To the south the building is bound by an existing four storey residential development whilst to the north, the building is flanked by a terrace of three storey properties which comprise commercial units at ground floor level and residential accommodation on the floors above

The application site is located within the Kentish Town Neighbourhood Area, it is not a listed building and is not located within a conservation area.

Relevant History

Application site

PEX0201044 - Demolition of an existing 2 storey office (B1) building and erection of a 3- storey building for (B1) office/recording studios. Approved 27/01/2004.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Draft London Plan 2017 was published for consultation in November 2017

Camden Local Plan 2017

A1 Managing the impact of development
E1 Economic Development

E2 Employment site and premises

D1 Design

D2 Heritage

H2 Maximising the supply of self-contained housing from mixed use schemes

Camden Planning Guidance 2018/2019

CPG Design

CPG Amenity

Kentish Town Neighbourhood Plan 2016

D3 – Design Principles

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the erection of a single storey roof extension to provide additional employment space to an existing office building (Class B1). The proposal would create approximately 226sqm of additional floorspace at the site.

1.2 The proposal would be clad in brick to match the existing building and would include three large windows on its north and east elevations which would match the design of the existing first and second floor windows.

Revisions

1.3 During the course of the application the applicant has submitted amended plans showing the complete removal of the fourth floor that was initially proposed. This was done to address officer concerns regarding the harmful impact a two storey roof extension was considered to have on the character and appearance of the host property and surrounding area.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Land use
- Design and Conservation;
- Amenity of neighbouring residential occupants

2.2 Land use

2.2.1 Policy E1 of the Local Plan seeks to support Camden's industries by supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with the requirements of Policy E2 (Employment premises and sites). The proposed development would create approximately 226sqm of additional office space at the site and is considered to comply with the requirements of policy E1.

2.2.2 Policy H2 promotes the inclusion of self-contained homes in non-residential development in all parts of the borough. In the Central London Area and town centres of Camden Town, Finchley Road/Swiss Cottage and Kilburn High Road, where development involves additional floorspace of more than 200sqm (GIA) we will require 50% of all additional floorspace to be self-contained housing.

2.2.3 The application site is not located with a designated town centre area and would therefore not trigger the requirement for 50% of the additional floor-space created to be provided as self-contained housing. Notwithstanding this, there is still an expectation under Policy E2 for housing to be provided as part of a mix of uses, unless the development involves an extension to an existing building and

taking into account whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use.

2.2.4 Whilst the proposal would result in an uplift in employment space at the site, officers do not consider it feasible for the development to provide residential accommodation alongside the commercial space in this instance due to the constrained nature of the site. As stated above, the proposed uplift is only just over the 200sqm policy trigger for housing provision which limits the size and quality of residential accommodation that could be provided.

2.2.5 Furthermore, the introduction of a separate access and additional residential core alongside the existing office core at the site would compromise the size and quality of the buildings internal, particularly as both cores would need to be incorporated within the internal envelope of the building due to the special constraints of the site. Any residential unit(s) would also require their own waste storage facilities which would put further pressure on the ground floor of the building, which can only be accessed from the east elevation. The proposals are therefore acceptable in terms of policy H2.

2.2 Design and conservation

2.2.1 Local Plan Policy D1 (Design) is aimed at achieving the highest standard of design in all developments. NP policies Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D3 of the Kentish Town Neighbourhood Plan is also considered relevant to the proposal.

2.2.2 The footprint of the proposed extension would match that of the existing building at the site and its overall size and scale is considered to represent a proportionate addition that would read as continuation of the existing building. Furthermore, at three stories, the proposed development would tie in with the prevailing pattern and size of development in the surrounding area which largely consists of three storey residential and commercial buildings.

2.2.3 The proposed metal framed windows on the front and side elevations would match the size and design of the existing windows on the floors below to ensure the industrial character of the building is maintained, which is welcomed. A condition would be added to secure materials to match existing.

2.2.4 Given the above, the proposed extension is considered to represent a proportionate and contextual development that would not cause harm to the original character of the host building or the appearance of the surrounding area.

2.3 Amenity of neighbouring residential occupants

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG – *Amenity* provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The erection of an additional storey at the site is not considered to cause harm to the amenity of any neighbouring residential properties. Officers note that the extension would be located in close proximity to the rear elevations and windows of the neighbouring properties to north along Brecknock Road. However, the ground floors of these properties are all in commercial use and the overall size, height and set back of the proposed extension from the rear elevations would ensure no significant loss of light or outlook to the first and second floor windows would occur as a result of the development. Similarly, the proposed extension would be set one full storey below the adjoining residential building

to the south and would not cause harm to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

2.3.3 The proposed extension includes three large windows on its northern elevation which directly face the rear windows of neighbouring properties along Brecknock Road. A condition has been added to the decision requiring these windows to be obscure glazed prior to occupation and permanently retained as such thereafter to avoid any harmful overlooking to neighbouring properties.

Construction Management Plan

2.3.4 Whilst this is a constrained site, it does have two vehicular access routes as well as a car park/forecourt area located beyond its front elevation which would help to facilitate the construction of the proposal without disrupting the surrounding highway network. The Council's Transport Officer has therefore confirmed that a CMP would not be required given the level of works proposed.

3 Recommendation

3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th 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: 2018/6145/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 25 September 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

MR Keith Simpson
Simpson McHugh LTD
Pebblewood
King Edward Road
Shenley
Herts
WD7 9BY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
225A Camden Road
London
NW1 9AA

DECISION

Proposal:
Erection of single storey roof extension.

Drawing Nos: 2834/4 A, 2834/5, 2834/1, Cover letter dated 06/12/2018

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 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2834/4 A, 2834/5, 2834/1, Cover letter dated 06/12/2018

Reason:

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

- 4 Prior to occupation of the development the north facing second floor windows hereby approved shall be obscure glazed and permanently retained as such thereafter.

Reason: In order to prevent the unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

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 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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.
- 4 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