

Date
14th January 2020

London Borough of Camden
Second Floor
5 Pancras Square
C/O Town Hall, Judd Street
WC1H 9JE

Submitted via the Planning Portal

Dear Sir / Madam,

Planning Application for Full Planning Permission

45 Centric Close, NW1 7EP

Alteration to the fenestration on the north elevation of the commercial unit, insertion of roof light and creation of plant.

Daniel Watney LLP have been instructed to submit a planning application for the alteration to the fenestration on the north elevation of the commercial unit, insertion of roof light and creation of plant at 45 Centric Close, NW1 7EP.

This application is supported by the following documentation:

- Completed Application Form;
- Site Location Plan (1:1250);
- Block Plan (1:500);
- Existing North Elevation;
- Existing Roof Plan;
- Existing Ground Floor Plan;
- Proposed Block Plan;
- Proposed North Elevation;
- Proposed Roof Plan;
- Proposed Ground Floor Plan;
- Window Specification Details;
- Acoustic Report.

The appropriate of £462 is being made in parallel to the submission.

Site Summary

The building on site comprises a vacant commercial unit that is nearing completion following the grant of planning application ref 2016/6891/P and the wider redevelopment at 1-6 Centric Close.

The site is not located within a Conservation Area nor does it contain any listed buildings. The site is bordered by the Regents Canal Conservation Area to the north and Primrose Hill Conservation Area to the south east.

The nearest residential accommodation is located immediately adjacent to the site at 35 Oval road which abuts the northern boundary of the site.

i) Alteration to fenestration on north elevation

Enhancement of Commercial Floorspace

Local Plan Policy E1 'Economic Development' states that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth.

Upon insertion of the windows as previously approved, it became apparent that the internal quality of the ground floor commercial floorspace would be significantly enhanced if larger windows were proposed. As existing, the size of the windows, combined with the north facing aspect and presence of the neighbouring development at 35 Oval Road results in the commercial floorspace having limited outlook and relies heavily on artificial lighting.

The proposal therefore seeks the alteration of the window size to improve the internal quality of the commercial workspace. The principle of enhancing the internal quality of the commercial floorspace is considered to be supported in principle, in accordance with Local Plan Policy E1.

Design and Conservation

Local Plan Policy D1 'Design' states that the Council will seek to secure high quality design across all development. Development must respect local character and context and comprise details and materials that are of high quality which complement local character.

The proposal seeks the replacement of the existing high-level windows along the north elevation of the commercial unit with enlarged aluminium framed windows. The window head height shall remain as existing.

The proposed windows comprise of high-quality materials that shall retain the existing quality of the design as previously approved and retain the distinct commercial style of the unit. Careful consideration has been given to the window layout, ensuring that the overall location and placement of the windows remains consistent with the original design. The alteration is considered to be a minimal modification that shall retain the existing character of the building, in accordance with Local Plan Policy D1.

Whilst not located within a Conservation Area, the northern boundary of the site abuts the Regents Canal Conservation Area. Local Plan Policy D2 'Heritage' states that the Council will seek to preserve and, where appropriate, enhance Camden's heritage assets, including Conservation Areas.

The larger windows as proposed will be obscured from all public vantage points when viewed from the Conservation Area. As such the alteration is considered to preserve its established character, in accordance with Local Plan Policy D2.

Amenity

Local Plan Policy A1 'Managing the Impact of Development' states that the Council will grant permission for development unless this causes unacceptable harm to amenity. Factors that will be considered include visual privacy, outlook sunlight and daylight.

The closest residential properties are located to the immediate north of the site at 35 Oval Road. The north elevation of the building is located 1.5m from the boundary of the site and the boundary wall is circa 2.7m tall. As such the opportunity for any perceived overlooking is very limited.

The proposed enlargement of the existing windows is considered to protect the established amenity of neighbouring occupiers in relation to privacy and overlooking. This is in accordance with Local Plan Policy A1.

Neighbouring amenity in all other respects is considered to be protected as a result of the proposal, in accordance with Policy A1.

ii) Insertion of roof light

Local Plan Policy CC2 'Adapting to Climate Change' states that all development should adopt appropriate climate change adaptation measures such as incorporating bio-diverse roofs, combination green and blue roofs and green wall where appropriate.

The existing roof of the ground floor commercial unit is covered by a sedum roof. The proposal seeks the introduction of a single roof light within the roof of the commercial unit to improve the level of daylight and sunlight provided to the internal floorspace.

As highlighted within the committee report for application ref 2016/6891/P, the purpose of the sedum roof is to look aesthetically pleasing but also contribute to biodiversity and rainwater attenuation. These characteristics shall be retained as part of this application.

The roof light will lie flush within the existing roof profile and therefore will not be visible from public vantage points. In the context of the scale of the roofspace of the commercial building, the rooflight will be a small addition that shall ensure the aesthetic and functional value of the roof is maintained. This is considered to be in accordance with Local Plan Policy CC2.

iii) Creation of plant at ground level

Amenity

Camden's Amenity CPG requires that all applications which involve the creation of plant must be supported by an Acoustic Assessment. The development proposes a new plant containing five external air conditioning condensers at ground floor level. Accordingly, a Noise Impact Assessment has been prepared and submitted alongside this application.

Policy A1 'Managing the Impact of Development' states that the Council will grant planning permission for development unless this causes unacceptable harm to amenity. The submitted acoustic report confirms that the noise levels from the plant would have a low impact and would therefore be acceptable in accordance with Local Plan Policy A1.

Design

Local Plan Policy D1 'Design' states that the Council will require development to secure high quality in design, including the careful integration of building services equipment across new development.

The proposed location of the plant is in a discreet location to the rear of the site that will be shielded from all public vantage points by the approved development under application ref 2016/6891/P. The plant shall be a minor addition that retains the existing character on site, in accordance with Local Plan Policy D1.

Summary

I trust the submitted documentation is sufficient to validate this application. If there are any queries, please do not hesitate to contact Sophie King of this office.

Yours faithfully,



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