

Agenda Item 05

Supplementary Information Planning Committee on 22 October, 2015

Case No. 15/2200

Location	Flat 1-6 INC, 9 Regent Street, London, NW10 5LG
Description	Construction of a new floor to existing four storey mixed used building to provide two additional self-contained flats (2x 1bed) "CAR FREE DEVELOPMENT".

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At the Councillors site visit on Saturday 17th October 2015 a number of queries were raised.

DISTURBANCE

It is unfortunately inevitable that disturbance may be caused during construction of any development. However, this is not a planning consideration and is covered by separate legislation. Nevertheless, due to the nature of the area and specifically the narrow streets, it is considered that a Construction Method Statement will be required by condition and the applicant will also be required to sign up to the Considerate Constructors Scheme prior to works being undertaken to mitigate, as far as possible, levels of disturbance.

IMPACT

The closest garden on Harrow Road is located 31 metres away from the application site and as such this is considered to be of a sufficient distance in order that unacceptable levels of overlooking will not occur. Further details will be required as part of any permission (condition 6) regarding the roof terrace in order to reduce overlooking to the more immediate area to the north of the site.

GROUND FLOOR

During the site visit it was mentioned that the ground floor of the building was being used for residential accommodation. This is not the case and the floorspace is in use as offices and not residential accommodation.

STREETSCENE

An application for an additional storey to No. 6 Regent Street was submitted in 2012 but was withdrawn by the applicant prior to a decision being made by the Council so the issues raised at that time were not formally considered.

The additional storey would increase the height of the building by 1.9 metres. However consideration must be given to the existing buildings and in particular Kingisholt Court to the south of the site. Kingisholt Court already contains a varied roof line that is 0.84 metre metres higher than the existing building at its lowest point and 3.4 metres higher at its highest point. As such views from the north to the south are already somewhat restricted.

PARKING

The applicant has applied for a 'car free' development and therefore in the event that permission was to be granted a condition would be attached removing the rights of residents to apply for parking permits which would limit the impact on highway conditions in the area.

The roof terrace on Kingisholt Court is located directly south of the application site and is located between the southern edge of 9 Regent Street and the five storey part of Kingisholt Court. When viewed from Wellington Road the roof terrace appears above the existing third floor. Currently 9 Regent Street is 0.75 metres higher than the roof terrace and the proposal would see an increase of a further 1.9 metres.

Recommendation: Remains approval

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