

Application ref: 2017/2290/P
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CG Architects
221 East Barnet Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Centre Heights
137 Finchley Road
London
NW3 6JG

Proposal: Details of materials and detailed design as required to partially discharge condition 3, a material sample panel as required to partially discharge condition 4, screening and other privacy protection measures required to partially discharge condition 7, green roof as required to partially discharge condition 12, and cycle parking as required by condition 21 of planning permission 2015/2997/P dated 24/03/2016 (for Part two, part three storey extension to Centre Heights building to create 5no. (3 bed) residential units (use class C3) and demolition of existing multi-storey car park to the rear of existing building and erection of two to four storeys mews development to create 9no. residential units (use class C3)).

Drawing Nos: 982/21 rev A; 982/22 rev A; 982/23 rev A; 982/24 rev A; 982/25 rev A; 982/26 rev A; 982/27 rev C; 982/28 rev B; 982/29; 982/30; Brochure of silicone-based, through-coloured, decorative finish prepared by Weber Saint-Gobain dated October 2011; Glass Panels Architectural Specification Manual prepared by Regit Glass Architecture; Extract from brochure Glass balustrade; Brochure of Pilkington Spandrel Glass from Pilkington dated January 2016; Brochure of cycle racks from Cycle-Works; Extract from Cycle Hoop product brochure for Bike hangar specifications; Green roofs product brochure prepared by Bauder; Sedum blanket product brochure prepared by Bauder.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

The original planning permission included an extension to the existing Central Heights building and erection of a new mews building within the multi-storey car park at the rear. The works on Central Heights has been completed but the mews development has not commenced. The applicant has advised that the mews part of the development is unlikely to be delivered so the planning permission has been partially implemented. This application therefore relates to the conditions associated with Central Heights building only and not the mews development to the rear and seeks to partially discharge the majority of the conditions below.

Condition 3: (Details of materials and detailed design for Central Heights building only): - Details of the facing materials, windows and door frames and all balconies and balustrades are required to be submitted. The window profile and bi-folding door frame details, rendered finish paint colour (RAL 7044 silk grey) and details of the reglit glass panels have been submitted in order to discharge the condition. The details and materials proposed for the glazed balconies, the window profiles and opaque glass (reglit glass panels) as well as the colour of the render of the 11th and 12 have been reviewed and the information is considered satisfactory and this condition can therefore be partially discharged.

Condition 4 (Material sample panel for Central Heights building only): - A sample panel of the proposed render was viewed on site by officers and the materials presented are considered satisfactory. The details of this condition can therefore be partially discharged.

Condition 7 (Screening and other privacy protection measures for Central Heights building only): - The rendered vertical grids of the approved scheme run through the building provide screening between the residential balconies that extends up to the 11th and 12th floors. This provides sufficient screening between the neighbouring residential balconies to ensure there would be no direct overlooking between them. No information has been submitted in relation to the smaller mews development at the rear. The applicant has advised that this development may not come forward in the future. The information submitted is considered satisfactory to ensure the amenity of the future occupiers within Centre Heights itself will not be harmed and the condition can therefore be partially discharged.

Condition 8 (Water usage): - The information submitted to discharge this condition is the water efficiency calculator for new dwellings. This shows the water use of each installation type but does not demonstrate that the flats meet the maximum water consumption of 105 litres per person per day, allowing 5 litres/person/day for external water use. It would not be possible to discharge this condition until additional information is submitted. An informative would be attached confirming this with the applicant who has agreed to remove this condition from the proposal. This condition therefore remains outstanding.

Condition 10 (Ecology): - An ecology plan has been submitted which outlines a risk assessment and mitigation measures that were undertaken prior to and during the construction phase. The Ecology Plan appears to have been written by Polyteck Building Services Ltd. There is no confirmation that the information has been reviewed by a suitable qualified ecologist with experience of the site and potential for wildlife (particularly bats and breeding birds). The applicant was advised to appoint an ecologist (who is a member of the Chartered Institute of Ecology Environmental Management) to produce a brief and concise CEMP that fulfils the requirements of the condition referring to standard practice guidelines, toolbox talk for contractors and supervision if necessary.

2 Reasons for granting approval of details (Continued)

This is to avoid legal implications if protected species were to be killed or their roosts damaged by building works. The document has not been forthcoming during the course of the application and the works to construct the part 2 part 3 storey extension at Centre Heights have now been completed on site. It is therefore not possible to discharge this condition and it has been removed from the application with agreement by the agent and remains outstanding.

Condition 12 (Green roof for Central Heights building only): - The proposed green roof will enhance the biodiversity of the site and has been designed with the PVs that sit on top of it in mind. The Council's Tree officer has reviewed the information and is satisfied with the details and the condition can therefore be partially discharged.

Condition 16 (waste and recycling): Details of location, design and method of waste storage and removal including recycling materials are required to be submitted as part of the condition. The agent has advised that there are 6 1100 litre Euro bins (2 for the new flats and 4 for the existing flats) within the Centre Heights building. An area has been identified for the waste and recycling enclosure on the basement plan measuring 2.93 sq. m. The annotation suggests that this is existing and will be used by all the flats (those created following prior approvals (63 units) and the 5 new units created as a result of the roof extension). This would not appear to be of a sufficient size to accommodate waste and recycling provision for the new flats as well as the existing flats within the building. It would not be possible to discharge this condition until additional information is submitted showing an adequately sized bin storage area including the existing flats approved as part of the prior approval permissions. An informative would be attached confirming this with the applicant who has agreed to remove this condition from the proposal. This condition remains outstanding.

Condition 21 (Cycle parking): The proposal includes the provision of 3 bike hangers to provide 18 cycle parking spaces within the basement shared courtyard for the new occupiers of the flats within Centre Heights. The 18 bikes would be secured and covered within the new bike hangers. The information has been reviewed by the Council's Transport officer and is considered acceptable. The cycle parking spaces for the mews development is required as part of a separate planning condition (Condition 28). The details

of this condition can therefore be discharged in full.

One letter was received from a local resident raising a comment on the nature of the application. The local resident was not clear if the proposal related to the development that was approved by the parent permission rather than the details of the conditions associated with it.

The planning and appeal history of the site has been taken into account when coming to this decision.

Excluding the details associated with conditions 8, 10 and 16 the submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The proposed development is in general accordance with policies CS5, CS11, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP22, DP23, DP24, DP25, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 3 You are reminded that Condition 3 ((Details of materials and detailed design for mews development), Condition 4 (Material sample panel for mews development), Condition 5 (full details of hard and soft landscaping for Centre Heights and mews development), Condition 7 (Screening and other privacy protection measures for mews development), Condition 8 (water usage Centre Heights and mews development), Condition 10 (Ecology measures for mews development), Condition 11 (Bird and bat details for Centre Heights and mews development), Condition 12 (Green roof for mews development), Condition 13 (written programme of ground investigation for Centre Heights and mews development), Condition 14 (SUDS for Centre Heights and mews development), Condition 15 (evidence of SUDS for Centre Heights and mews development), Condition 16 (waste and recycling for Centre Heights and mews development), Condition 20 (plant details for Centre Heights and mews development), Condition 21 (cycle parking in service yard), Condition 24 (drainage strategy for Centre Heights and mews development), Condition 25 (piling method statement for Centre Heights and mews development) of planning permission 2015/2997/P dated 24/03/2016 are still outstanding and require details to be submitted and approved.
- 4 The information required to discharge Condition 8 (Water usage) should demonstrate that the residential flats meet the maximum water consumption of 105 litres per person per day, allowing 5 litres per person per day for external water use.
- 5 In relation to condition 10 (ecology) the applicant is advised to appoint an ecologist (who is a member of the Chartered Institute of Ecology Environmental Management) to produce a brief and concise CEMP that fulfils the requirements of the condition referring to standard practice guidelines, toolbox talk for contractors and supervision if necessary. This is to avoid legal implications if protected species were to be killed or their roosts damaged by building works.

- 6 Notwithstanding the waste and recycling details shown on approved drawing 982/27 rev C the information required to discharge condition 16 (waste and recycling) should include a proposed floor plan drawing showing the facilities for the storage and collecton of waste and recycling for the 5 flats within Centre Heights approved under planning ref 2015/2997/P dated 24/03/2016 . The waste and recycling store area for the existing flats within Centre Heights should also be clearly identified. The waste and recycling facilities should meets the requirements of policy CC5 (Waste) of the Camden Local PPlan 2017 and Camden Planning Guidance Design Section 8 (Storage and collection of recycling and waste).

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp.

Daniel Pope
Chief Planning Officer