

Delegated Report	Application Address	Expiry Date:	14/04/2014
	49 St Edmunds Terrace London NW8 7QU	Consultation Expiry Date:	N/A
Officer		Application Number(s)	
Gavin Sexton		2014/1268/P –green roof 2014/1430/P – external lighting	
Proposal(s)			
<p>Details required by condition 13 (green roof) to planning permission 2011/5977/P granted on 09/10/2012 (appeal ref: APP/X5210/A/12/2173598) for the erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 36 private tenure residential units (C3) and erection of 2 storey dwelling with basement (C3).</p> <p>Details of external lighting (condition 10) of planning permission granted on appeal on 09/10/2012 (ref: 2011/5977/P for the erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 36 private tenure residential units (Use Class C3) and erection of 2 storey dwelling with basement.)</p>			
Recommendation(s):	Grant approval of details		
Site Description			
<p>The site is situated on St Edmund's Terrace on the south-western edge of Primrose Hill. It is located south of the Barrow Hill Reservoir, with an 87 metre frontage to St Edmund's Terrace. The site is concealed by a screen of trees and vegetation behind black railings to the St Edmund's Terrace frontage. The existing buildings on site range from 1-6 storeys and are of no architectural or historical merit. They consist of post-war residential buildings, disused workshops and Thames Water facilities, set amongst access roads, car parking and hard landscaping surfaces.</p>			
Relevant History			
<p>9 October 2012 Appeal allowed [ref APP/X5210/A/12/2173598] subject to conditions and a legal agreement for <i>“The development proposed is erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 36 private tenure residential units (Use Class C3) and erection of 2 storey dwelling with basement (Use Class C3) following demolition of existing 8 flats and 2 houses.”</i> (Camden reference 2011/5977/P)</p> <p>A series of applications have been approved covering the full range of pre-commencement and pre-relevant works conditions.</p>			
Relevant policies			
<p>LDF Core Strategy and Development Policies DP24,DP25.</p>			

Assessment

Condition 13 Green roof

“Prior to commencement of the relevant part of the development a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.”

The submitted green roof details show c.475sqm of high specification green roof design, with localised mounding of substrate and a good mix of species and planting which would contribute significantly to biodiversity on the site. The applicant has added a green roof to the gate house, which is acceptable. The maintenance regime is also sufficiently detailed.

The brown roof design on the centre block would be gravel based and the applicant has advised that a more biodiverse roof would be difficult to support due to the extent of photovoltaic cells installed on the rooftop. In any event it is considered that the contribution to the site wide biodiversity from the extensive green roof coverage is sufficient and acceptable.

Condition 10 (external lighting)

“Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.”

The original committee report noted *“an indicative lighting scheme has been submitted which indicates considered levels of lighting focussed largely on the front elevation and pedestrian areas. However there will by necessity be some lighting close to the Park for community safety reasons and in order to ensure the safety of pedestrians in the vicinity of the basement parking entrance. A condition would be added requiring a detailed lighting strategy showing lighting levels and areas of light spill and how the lighting has been designed to minimise the impact on local wildlife”.*

The lighting fixtures would be provide discrete and subtle lighting, predominantly to aid way finding. A small number of low wattage feature lighting and uplighters would be provided within the landscaped areas to the front and rear, under trees or within the planting areas. A mix of down-lighters and recessed uplighters would be fitted to the roadways, to the lower levels of the building and at roof level on the terraces. In general the lighting approach would be low key and would not serve to draw undue attention to the building from within the neighbouring park. The details are acceptable.

Recommendation: approve details.