

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>12/12/2013</b>
		N/A		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>		
Jenna Litherland			2013/6766/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
11a Sharpleshall Street and 10 Eglon mews London NW1 8YN			Refer to draft decision notice.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Details of hard and soft landscaping (condition 6) and sustainable urban drainage system (condition 8) relating to planning permission granted 26/04/12 (ref:2012/1328/P) for amendments to planning permission dated 19/08/11 (2010/6171/P) to erect a three storey office/recording studio building plus excavation of a basement and three storey residential dwelling house, following the demolition of the existing office building, namely for works of excavation to provide an enlarged basement area with lightwells for both office/recording studio and residential uses and extension on second floor terrace to provide additional office floorspace.					
<b>Recommendation(s):</b>		Approve			
<b>Application Type:</b>		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

## Site Description

The application site was developed in the 19<sup>th</sup> century with the application building likely to have been originally used as a builders yard to aid the development of the surrounding properties. Parts of the building have certainly been modified or replaced over time but the building is a typically designed light industrial/ warehouse style building with pitched corrugated roof. The building is positioned in a typical mews location surrounded by low rise mews housing and enclosed by the surrounding streets which include a mix of uses. This style of development is typical of the Primrose Hill Conservation Area of which the site forms a part. The building is not listed nor is it noted as making a positive contribution to the character and appearance of the conservation area.

The building has until recently been in temporary use as 'The museum of Everything' (D1 use Class). The use commenced in 2009. Prior to the museum use the building had been subject to an extended period of vacancy. The previous occupier was 'Mayfair Recording Studios' (B1 Use Class) that went into receivership in 2003. The recording studio use is thought to have operated at the building since the late 1970's. There is no planning history relating to the change of use to a recording studio.

The site can be accessed from two passageways, one to the south on Sharpleshall Street and one from the north east on Berkley Road via Eglon Mews. To the south the site adjoins the rear of the Chalk Farm Library which includes residential accommodation on the first and second floors. To the west the site adjoins the rear of the four storey terrace of Regents Park Road which includes a parade of shops on the ground floor forming part of the designated Neighbourhood Centre, and residential on the upper floors. To the east the site adjoins the rear of the residential properties facing onto Sharpleshall Street and Chalcot Square. To the north and north east the building faces onto Eglon Mews which includes late 20<sup>th</sup> century low rise housing.

## Relevant History

**2013/6764/P:** Details pursuant to condition 4 (sample materials) of permission 2012/1328/P dated 26/04/2012 (Amendment to planning permission (ref: 2010/6171/P) dated 19/08/11) to erect a three storey office/recording studio building plus excavation of a basement (Use Class B1) and three storey residential dwelling house (Use Class C3), following the demolition of the existing building (B1 Use Class), namely for works of excavation to provide an enlarged basement area with lightwells for both office/recording studio and residential uses and extension on second floor terrace to provide additional office floorspace). **Granted 17/12/2013**

**2012/1328/P:** Amendment to planning permission dated 19/08/11 (2010/6171/P) to erect a three storey office/recording studio building plus excavation of a basement (Use Class B1) and three storey residential dwelling house (Use Class C3), following the demolition of the existing building (B1 Use Class), namely for works of excavation to provide an enlarged basement area with lightwells for both office/recording studio and residential uses and extension on second floor terrace to provide additional office floorspace. **Granted 26/04/2012**

**2012/0894/P:** Details pursuant to condition 3 (samples of materials for all external surfaces) of planning permission granted on 19/08/11 (Ref: 2010/6171/P) for erection of a three storey office/recording studio building plus excavation of basement (Class B1) and three storey residential dwelling house (Class C3) following the demolition of the existing building (Class B1). **Details approved 30/03/2012**

**2012/0220/P:** Details of hard and soft landscaping and means of enclosure required by condition 5 and details of sustainable urban drainage system required by condition 7 of planning permission granted 19/08/11 (2010/6171/P) for Erection of a three storey office/recording studio building plus excavation of basement (Use Class B1) and three storey residential dwelling house (Use Class C3) following the demolition of the existing building (B1 Use Class). **Details approved 02/04/2012**

**2010/6171/P- 2010/6194/C:** Planning permission for the erection of a three storey office/recording studio building plus excavation of basement (Use Class B1) and three storey residential dwelling house (Use Class C3) following the demolition of the existing building (B1 Use Class) and Conservation Area Consent for demolition of existing building (Use Class B1). **Granted 19/08/2011**

### **Relevant policies**

#### **NPPF 2012**

#### **LDF Core Strategy and Development Policies**

CS13: Tackling climate change through promoting higher environmental standards  
CS14: Promoting high quality places and conserving our heritage  
CS15: Protecting and improving our parks and open spaces and encouraging biodiversity  
CS16: Improving Camden's health and well-being

DP22: Promoting sustainable design and construction  
DP23: Water  
DP24: Securing high quality design

### **Assessment**

Planning permission was granted in 2012 for amendments to planning permission dated 19/08/11 (2010/6171/P) to erect a three storey office/recording studio building plus excavation of a basement and three storey residential dwelling house, following the demolition of the existing office building, namely for works of excavation to provide an enlarged basement area with lightwells for both office/recording studio and residential uses and extension on second floor terrace to provide additional office floorspace.

This permission was subject to certain conditions. This application seeks to discharge Conditions 6 (landscaping) and 8 (SUDs) of that permission.

#### **Condition 6**

Condition 6 states:

*Notwithstanding the details shown on drawings MS2/P/A102-A and MS2/P/A111-A, no development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

*Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.*

The original landscaping plan submitted with the application showed cycle parking in the public realm between the office building and residential building. This did not form part of the original proposal and is not supported by officers. As such, the plan was amended during the course of the application and this area we reverted to an area of soft landscaping. The level, layout and range of the soft landscaping provided is considered acceptable to the Tree and Landscaping Officer. As such, it is considered that this condition can be discharged.

Details have also been submitted in relation to the living wall and green roof, however as there is a

separate condition relating to the living wall and green roof (condition 15) this has not been assessed as part of this application.

### **Condition 8**

Condition 8 states

*Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .*

*Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.*

The application is not accompanied by a SUDs report which demonstrates how much run-off would be reduced. This would normally be required in order to demonstrate compliance with the condition. The details provided show that both buildings would have green roofs which would effectively reduce and slow water run-off. A rain water attenuation tank is also proposed beneath the courtyard area. These measures are considered satisfactory in this instance and would reduce surface water run-off and limit impact on the storm-water drainage system. As such, this condition can be discharged.

**Recommendation: Approve**