

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/07/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Tania Skelli-Yaoz				2013/3500/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
163 Iverson Road London NW6 2RB				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
				Tom Little; Nature cons officer; Env Health Ann Baker			
<b>Proposal(s)</b>							
Details of conditions 4 (window details), 7 (green wall and green roof), 8 (bird and bat habitat provision), 10 (Landscape and Habitat Management Plan), 13 (waste storage and removal) & 16 (cycle storage) of planning permission ref: 2012/0099/P, dated 12/12/2012; for the erection of a part four and part five storey building plus lower ground floor comprising 33 residential flats and 3 three-storey townhouses (Class C3), following the demolition of the existing garden centre buildings.							
<b>Recommendation(s):</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		n/a					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		n/a					
<b>Site Description</b>							
Former garden centre under redevelopment for housing. Site is registered as previously contaminated.							

## Relevant History

**2012/0099/P** GRANTED subject to section 106 legal agreement on 12/12/12 for the Erection of a part four and part five storey building plus lower ground floor comprising 33 residential flats (1 x one bed, 20 x two bed, 9 x three bed and 3 x studio flats) and 3 three-storey townhouses (Class C3), following the demolition of the existing garden centre buildings.

### Other relevant:

**2013/3749/P** GRANTED 9/8/13 Details pursuant to condition 5 (hard and soft landscaping) of planning permission granted 12/12/2012 (ref: 2012/0099/P) for erection of a part four and part five storey building plus lower ground floor comprising 33 residential flats and 3 three-storey townhouses (Class C3), following the demolition of the existing garden centre.

**2013/4245/P** GRANTED 9/8/13 Details pursuant to condition 9 (urban drainage system) of planning permission granted on 12/12/2012 (ref. 2012/0099/P) for the erection of a part four and part five storey building plus lower ground floor comprising 33 residential flats and 3 three-storey townhouses (Class C3), following the demolition of the existing garden centre.

**2013/4129/P** Details of conditions 18 (noise levels), 19 (acoustic measures), 20 (vibration), of planning permission ref: 2012/0099/P dated 12/12/2012 for the erection of a part four and part five storey building plus lower ground floor comprising 33 residential flats (1 x one bed, 20 x two bed, 9 x three bed and 3 x studio flats) and 3 three-storey townhouses (Class C3), following the demolition of the existing garden centre – UNDER CONSIDERATION.

**2013/5321/P** Details of ground investigation and remediation relating to condition 14 of permission granted 12/12/1/2 (ref: 2012/0099/P) for the erection of a part four/part five storey building plus lower ground floor comprising 33 residential flats and 3 three storey townhouses, following the demolition of the existing garden centre – UNDER CONSIDERATION.

## Relevant policies

### LDF Core Strategy and Development Policies

- CS5 Managing the impact of growth and development
- CS11 Promoting sustainable and efficient travel
- CS18 Dealing with our waste and encouraging recycling
- 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
- CS17 Making Camden a safer place
  
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells
- DP28 Noise and vibration
- DP32 Air quality and Camden's Clear Zone

## Assessment

### Condition 4 (window details):

*'Prior to the commencement of works, a revised drawing is to be submitted to and approved in writing by the Council which illustrates the inclusion of a window within the flank wall of the eastern extent of House 03, this approved window shall be installed prior to the first occupation of this residential unit and shall be permanently retained and maintained thereafter.'*

*Reason: In order to prevent opportunities for crime in accordance with the requirements of policy CS14 and CS17 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 Committee report for the approved scheme advised that the Crime Prevention Design Advisor has been involved in discussions with the applicant about achieving Secured by Design standards. The proposed eastern flank wall of the easternmost house (House 03) showed a blank wall. It was considered that a window would be necessary within this façade in order to give some surveillance on the space. This would demonstrate that the proposal has achieved Secure by Design standards amongst other measures within the scheme in accordance with policy CS17.

Drawing 1-475-P-210 [Block 3: East Elevation M-M] shows two openings (window and door on the eastern elevation of the most eastern house. This is acceptable and complies with the requirements of condition 4 of planning permission ref. 2012/0099/P.

### Condition 7 (green wall and green roof):

*'Prior to the commencement of works a plan showing details of the green wall and 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 wall and green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. Details shall also be submitted for the rain water harvesting tanks, including location and size, to serve the green wall and green roof. These details shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme of maintenance.'*

*Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.'*

Drawing nos. L0265SK05/B, L0265SK06/B and documents ref. Q37-BDN-NM and Landscape and Habitat Management Plan ref. 120324 dated 22/08/2013 were submitted to include details of the above including species, hanging system, 1:20 section and a maintenance programme. This was assessed by the Nature conservation officer and Trees officer and considered acceptable. It is therefore recommended to discharge this condition.

Harvesting tanks: it is noted that the design submitted uses climbers, and not a pocket-system green wall, that requires irrigation. The resulting effect will create a green wall, but one that uses water from the ground. Since the condition didn't specify which type of green wall is required/recommended this is considered acceptable. The design using the climbers is sufficient to meet nature conversation requirements and is also likely to be more sustainable in the long term since it does not require irrigation. Therefore, the rainwater harvesting tanks as specified in the condition are not required.

An informative is suggested to advise that since a half sedum roof is proposed to be retained, it is recommended to ensure that sedum species chosen are not invasive so as not to outcompete the wildflower section of the roof.

### Condition 8 (bird and bat habitat provision):

*'Prior to the commencement of works, details of new bird and bat habitat provision (locations and types) and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. Details should be in line with the recommendations set out in the ecological assessment (Ref: 111040 dated 06/12/2011). The new*

*habitat shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.*

*Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.'*

A report by Ecology Consultancy ref. 130324 dated 22/08/2013 is submitted including locations and numbers of boxes per species. This has been assessed by the Nature Conservation Officer and Trees Officer and considered acceptable. It is therefore recommended to discharge this condition.

#### **Condition 10 (Landscape and Habitat Management Plan) :**

*Prior to the commencement of works, a long-term Landscape and Habitat Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.*

*Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.*

A Landscape and Habitat Management Plan ref. 120324 dated 22/08/2013 is submitted. This has been assessed by the Nature Conservation Officer and Trees Officer and considered acceptable. It is therefore recommended to discharge this condition.

#### **Condition 13( waste storage and removal):**

*'Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved in writing by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.*

*Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy CS5 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.*

Drawing 1-475-P-152 rev A has been submitted and demonstrates sufficient waste and recycling storage space provided to both the private and social blocks. This has been assessed by the Streets Environmental Services Team and found acceptable. It is therefore recommend to discharge this condition.

#### **Condition 16 (cycle storage):**

*'Before the development commences, details of the proposed cycle storage area for 53 cycles shall be submitted to and approved in writing by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.*

*Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.'*

A revised drawing no. 1-475-P-151D was submitted to illustrate the provision of 15x cycle storage spaces (using a Josta 2-tier system) accessed via a secure external courtyard and 12x cycle storage spaces in the external courtyard (Sheffield stands). This amounts to 42 spaces for the private block.

A further 12x cycle spaces (using a 2-tier system) accessed through the lobby off the entrance area is proposed and amounts to 24 spaces for the social block.

In total this amounts to 66 parking spaces for this development and exceed requirements. This has been assessed by the Transport Team and considered acceptable. It is therefore recommended to discharge this condition.

**Outstanding conditions:** Condition 2 (sample panel of facing brickwork), condition 3 (screen) and 11

(wildlife habitat and biodiversity).

**Under consideration:** 13 (ground investigation), 18 (noise), 19 (acoustics) and 20 (vibration).