

Delegated Report		Analysis sheet		Expiry Date:		22/10/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2013/5055/P			
Application Address				Drawing Numbers			
45 Sidmouth Street London WC1H 8JB				12.036.100 rev E			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details as required by condition 9 (boundary treatment) of planning permission granted on 30/03/2012, ref 2012/0815/P (as a variation of 2011/0503/P) for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings.							
Recommendation(s):		Granted					
Application Type:		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:		No consultation required					
CAAC/Local groups* comments: *Please Specify		Not consulted					

Site Description

The site was formerly part of the Westminster Kingsway College but was sold into separate ownership following the securing of planning permission for the redevelopment of the college in 2006. The site was included in the college redevelopment proposals but formed a separate parcel to be developed for residential use. The college redevelopment is now complete but the site at 45 Sidmouth Street was disposed of by the College to a third party developer. The site has since been secured permission for redevelopment in its own right and preliminary site works have commenced. It lies immediately to the east of the Grade II* Registered St Georges Gardens with which it shares a common boundary and is located within the Bloomsbury Conservation Area.

Relevant History

2011/0503/P – planning permission granted on 28/04/2011 for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings including 8 units of social rented affordable housing.

2012/0808/P – non material amendment granted to add a new condition (condition 15) to the permission ref. 2011/0503/P (granted on 28/04/2011) to ensure the development shall be carried out in accordance with the approved plans.

2012/0815/P – Minor material amendment (variation of condition 15) granted on 30/03/2012 for alterations to internal layout of residential units, amalgamation of North and South blocks at basement, new refuse store at ground floor of Sidmouth Street entrance and alterations to elevations.

2012/6530/P – Non material amendment granted 20/12/2012 for various amendments including: new columns to Sidmouth Street elevation; reduced lightwells to units 38 and 5-7; increased lightwells to units 1-4; rearrangement of internal lobby and refuse storage areas; introduction of roof vent, smoke shaft, CHP flue and rainwater pipes; minor increase to parapets to enable green roofs, removal of 4th floor window; reduction of north-facing balcony widths; and removal of bridge links from affordable flats to communal garden.

2013/0908/P – Minor material amendment (variation of condition 15) granted 11/04/2013 to add 2 new window openings to the south elevation and internal changes to the ground floor lobbies of the flats fronting Mews Road.

Approvals of details have since been granted in discharge of conditions 2 (i – samples of all facing materials), 2ii (typical doors, stairs, windows, balconies etc), 2iii (sections through facades), 3 (balustrades and windows), 4 (brown roofs) 6 (hard and soft landscaping), 10 (parts a and b -ground investigation and remediation) and 12 (bird and bat boxes).

As of the date of consideration of this application conditions 10 (part c -ground remediation verification report) and 14 (air quality assessment in respect of CHP) of planning permission 2012/0815/P (granted 30/03/2012) are outstanding and require details to be submitted and approved.

Relevant policies

LDF Core Strategy and Development Policies

CS11 – Sustainable transport, CS14 - promoting high quality places and conserving our heritage, CS15 – Parks, open spaces and biodiversity, CS17 – Making Camden a safer place, DP17 – Walking, cycling and public transport, DP24 – securing high quality design, DP25 - conserving Camden's heritage.

London Plan – July 2011

NPPF

Assessment

The details are submitted to address the requirements of condition 9 which states:

Condition 9

Details of secure boundary treatment at the western end of the Sidmouth Street elevation and on the southern boundary of the site adjacent Heathcote Street and return boundary adjacent the new mews, shall be submitted to and approved by the local planning authority and such details as have been approved implemented within the development prior to occupation.

Reason: In order to provide an adequate level of security to the development and discourage crime and antisocial behaviour in accordance with policy CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The committee report for application 2011/0503/P described at what was sought by this condition at para 6.32:

(Para 6.32 extract)

“Access into the rear gardens and cycle parking for the development needs to be carefully restricted at the north and south boundaries (western end of Sidmouth Street elevation and adjacent Heathcote Street) by erection of a wall or railings to an appropriate secure design and at least 2200mm height. Details of this should be required by a condition.”

The submitted plan confirms the height of the boundary railing at the western end of Sidmouth Street will be 2200mm in height in accordance with the 2011 committee report. The design of these railings as flat bar fence/balustrade panels painted RAL 7022 to match the window frames of the development has already been approved in the landscape details submitted in discharge of condition 6 (2013/3078/P)

For the boundary at the southern end of the New Mews, the originally plans originally approved under application ref: 2011/0503/P indicated “new boundary wall to match brick type and height of existing wall”. Plan 14438-5100 which accompanied the approved details (ref: 2013/3078/P) for discharging condition 6 (hard and soft landscaping) referred only to a “boundary wall to architects details”, however it is noted that no further details of such have been submitted to or approved by the local authority as would be expected under condition 2 (i – samples of all facing materials).

The drawing initially submitted for the discharge of condition 9 referred to “existing wall and railing” which is reflective of a boundary treatment erected by Westminster Kingsway college when they were still in possession of the site which does not appear to have received permission. Such details would not be acceptable either from the point of view of security or in design terms for this part of the site which should have a cohesive appearance with the adjacent existing wall to the Grade II* listed St Georges Gardens. On raising this matter with the applicant they have confirmed that their intention is to rebuild the boundary treatment to this part of the site as a brick wall to match the adjacent.

A revised plan has subsequently been submitted to confirm this wall as being at least 2.2m in height which is acceptable. The access gate details within this wall have also been provided confirming that these will be of solid timber construction not allowing views through to the cycle parking behind the wall and thereby reducing the likelihood of opportune theft.

The revised details are now considered acceptable for enabling the discharge of condition 9.

Recommendation: Approve the submitted details and discharge condition 9.

