

Delegated Report		Analysis sheet	Expiry Date:	10/10/2013
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Neil McDonald			2013/5201/P	
Application Address			Drawing Numbers	
32 Chalk Farm Road London NW1 8AJ			110910-A(90)001	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of privacy screens as required by condition 11 of planning permission granted 9/10/12 (ref: 2012/0974/P) for redevelopment of existing petrol filling station site with a basement plus 4-storey mixed-use building, comprising 6 x retail units (Class A1/A3) at basement and ground floor level and 40 student residential units (Sui Generis) at mezzanine, first, second and third floor level with cycle storage in the basement.				
Recommendation(s):		GRANT APPROVAL OF DETAILS		
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 adjoining occupier consultations required					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site was formerly occupied by an Esso petrol filling station which has now been cleared and de-contaminated. It is situated on the north side of Chalk Farm Road and is included within the LDF designated area for Camden Town Centre. The site has corner frontage onto Hartland Street to the east. To the north and west it adjoins the site of 2-12 Harmood Street which is being developed for 192 rooms of student accommodation pursuant to planning permission (ref 2008/2981/P) granted on 23/09/2008.

Development is due to commence on the site for a scheme comprising 67 student bedspaces with A1 retail and A3 restaurant uses on the ground floor fronting Chalk Farm Road following permission (ref 2012/0974/P) granted on 09/10/2012. The student housing of this scheme is intended to be conjoined with the student housing being developed at Harmood Street.

The site is not in a conservation area, the nearest being the Harmood Street Conservation Area, the boundary of which commences a short distance to the north of the site. There are no listed buildings on or bounding the site.

Relevant History

2012/0974/P – planning permission GRANTED 09/10/2012 for Redevelopment of existing petrol filling station site with a basement plus 4-storey mixed-use building, comprising 6 x retail units (Class A1/A3) at basement and ground floor level and 40 student residential units (Sui Generis) at mezzanine, first, second and third floor level with cycle storage in the basement.

2012/6776/P – variation of condition 2 (approved plan nos.) granted to allow minor material amendments to internal layout, including a change to areas designated to A1 and A3 spaces, and installation of additional fire escape along Hartland Road frontage.

Various details have so far been discharged including condition 3 a-e (all facing materials) and 11 (privacy screens).

As of the date of consideration of this application conditions 8 (fume ventilation), 9 (sound insulation), 14 (green roof details), 15 (green wall details) and 17 (location and extent of pv cells) of planning permission 2012/0974/P (granted 09/10/2012) are outstanding and require details to be submitted and approved.

Relevant policies

LDF Core Strategy and Development Policies

DP26 Managing the impact of development on occupiers and neighbours

London Plan 2012
NPPF

Assessment

The submitted details are to discharge the requirement of condition 11 of planning permission 2012/0974/P which states:

Condition 11

The use of the student accommodation shall not commence until full details of the privacy screens, as shown on the approved drawings to be installed to the rear windows of the development, have been submitted to and approved by the local planning authority and the panels as approved have been fixed in place. The screens shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

The proposed screens comprise panels of 6.4mm frosted laminated glass projecting 575mm from the side of the window at full height; and white powder coated perforated aluminium sheets projecting 575mm from the cill of the window for full width. The screens are considered to be an effective means of curtailing overlooking to the adjacent property –both obliquely towards its rear windows and downwards onto its rear second floor terrace and garden below that. They are also visually acceptable.

The details are therefore considered acceptable and condition 11 can be discharged.

Recommendation: Approve details and discharge condition 11