

Delegated Report	Analysis sheet	Expiry Date:	26/07/2013
	N/A / attached	Consultation Expiry Date:	N/A
Officer		Application Number(s)	
Gavin Sexton		2013/2498/P: condition 21 (trees) 2013/3443/P: condition 67 (Archaeology)	
Application Address		Drawing Numbers	
Land located at the junction of Abbey Road and Belsize Road, including the Abbey Road Co-op Housing Estate and Belsize Road multi-storey car park.		Refer to decision notice	
Proposal(s)			
<p>2013/2498/P: Details pursuant to condition 21 parts (a)i (tree survey) and (a)iv (trees to be removed) of outline planning permission granted 12/07/2012 (ref: 2012/0096/P) as amended by planning permission (ref: 2012/5648/P) granted 05/12/2012 for <i>"Outline application for phased redevelopment of site to provide up to 296 residential (Class C3) units (including up to 133 affordable units), up to 1,300 sqm of commercial floor space (Class A1-A5), up to 1,055sqm of business floorspace (Class B1), up to 2,500sqm community and health floorspace (Class D1) in five buildings; all following demolition of Belsize car park building, Abbey Coop Community Centre and Hinstock and Emminster blocks, site-wide walkways and pedestrian railway bridge. (Abbreviated)"</i>. Details provided in preparation for the demolition of the Belsize Road carpark and high-level walkway.</p> <p>2013/3443/P: Details of a Written Scheme of Investigation as required by condition 67(a: Archaeology and b: WSI) of planning permission granted on 12/07/2012 (ref: 2012/0096/P) as amended by planning permission (ref: 2012/5648/P) granted 05/12/2012 for <i>"Outline application for phased redevelopment of site to provide up to 296 residential (Class C3) units (including up to 133 affordable units), up to 1,300 sqm of commercial floor space (Class A1-A5), up to 1,055sqm of business floorspace (Class B1), up to 2,500sqm community and health floorspace (Class D1) in five buildings; all following demolition of Belsize car park building, Abbey Coop Community Centre and Hinstock and Emminster blocks, site-wide walkways and pedestrian railway bridge. (Abbreviated) "</i>. Details provided in preparation for the demolition of the Belsize Road carpark and high-level walkway.</p>			
Recommendation(s):	Grant approval of details		
Application Type:	Approval of Details		

Consultations

Summary of consultation responses, including CAAC/Local groups

English Heritage GLAAS:

- Agree the revised WSI
- Demolition of the multi-storey may proceed without archaeological supervision.

Site Description

The application site is split into three parcels of land across the junction of Abbey Road and Belsize Road, in Kilburn ward (and on the boundary with Swiss Cottage ward). The overall application site measures approximately 2.2 hectares. Two of the parcels comprise the Abbey Road Co-op Housing Estate which includes the 8-storey Emminster and 5-storey Hinstock blocks on the triangle site and Snowman House and Casterbridge which are 20 storey towers on the east of Abbey Road. The remaining parcel comprises the existing Belsize Road Multistorey Car Park building. All of the buildings date from the late 1960s. Casterbridge and Snowman towers were reclad in recent years. The estate Council owned but managed by the Abbey Housing Cooperative.

Relevant History

On **12 July 2012** permission was granted (subject to conditions and a 'shadow s106' (ref 2012/0096/P) for *"Outline application for phased redevelopment of site to provide up to 299 residential (Class C3) units (including up to 133 affordable units), up to 1,300 sqm of commercial floor space (Class A1-A5), up to 1,000sqm of business floorspace (Class B1), up to 2,250sqm community and health floorspace (Class D1) and associated space for parking, plant, servicing, ancillary storage and energy centre, all in five buildings as follows: Block C (up to 2 and 3 storey community and health uses), Blocks A, B, D and E (predominantly up to 6 and 7 storeys residential and commercial uses) and Block A (up to 6 to 12 storeys of residential and commercial uses); provision of open space and landscaping; alterations to existing highway layout and creation of new vehicular and pedestrian access routes; all following demolition of Belsize car park building, Abbey Coop Community Centre and Hinstock and Emminster blocks (including Belsize Priory Health centre, residential and commercial units), site-wide walkways and pedestrian railway bridge. Application provides detail for approval of layout and access only and not scale, appearance or landscaping."*

On **5th December 2012** approval was granted (2012/5648/P) for "Amendments to conditions 9 (matters reserved), 15 (residential privacy), 18 (refuse and recycling), 19i (play strategy), 20 (open space strategy), 21 (protection of trees), 23 (slab levels), 33 (servicing management plan), 34 (cycle parking), 35i & 35ii (public realm improvements), 40 (environmental improvements), 42 (level plans), 43 (car club bays), 45 (acoustic report), 47 (drainage & SUDs), 52 (biodiversity strategy), 54 (ducting and ventilation), 57 (contamination assessment), 58 (site investigation and submission of a remediation scheme), 61 (local wind environment), 62 (telecoms impact), 66 (KX working), 67 (archaeology), 69 (piling method statement), 70 (community safety), 71 (open space contribution), 72 (education) and 73 (Legal agreement) of planning permission dated 12/07/2012, ref 2012/0096/P (Outline application for phased redevelopment of site). Amendments relate to timing of submission of relevant details in order to allow enabling works of demolition".

Relevant policies

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP24 (Securing high quality design)

Assessment

Condition 21 (revised under **2012/5648/P**) states:

Prior to commencement of development of each phase other than demolition of the railway footbridge, details of the following Arboricultural measures shall be submitted to and approved in writing by the Local Planning Authority :

- (a) all existing trees (with a stem diameter of 75mm or greater) on site and all existing trees within 10 metres of the perimeter of that part of the Development indicating;*
 - i. the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;***
 - ii. those to be retained;*
 - iii. where nearby excavations are proposed, the level at the base of each tree to be retained;*
 - iv. trees to be removed in conjunction with that part of the proposed development and***
 - v. a plan and method statement conforming to BS:5837 (2005) for the protection of all trees to be retained;*
- (b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site;*
- (c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types;*

The works in connection with the relevant phase shall not be carried out other than in strict accordance with the tree protection measures and tree works that have been approved and the protection measures shall remain in position until the building works of the relevant phase are complete and all related machinery moved off site.

The applicant is seeking to discharge elements a(i) and a(iv) of relevance to the demolition of the Belsize Road carpark. The applicant has submitted a Tree survey which has been revised since the outline approval. It identifies two additional trees, both grade C (Poor amenity quality), which will be removed as part of the demolition works within the phase 1 carpark site. The removal of all trees in the phase 1 site was approved as part of the outline and the removal of two further trees is consistent with this approach.

The applicant has also submitted further information to demonstrate that root protection areas of the two trees in the front garden of neighbouring 181 Belsize Road would be outside of the piling perimeter and the hoarding line and they are therefore unlikely to be affected by the demolition and piling works. The details submitted pursuant to **condition 21** are acceptable.

Condition 67 (revised under reference **2012/5648/P**) states:

“(A) Prior to the commencement of each phase of development other than demolition of the railway footbridge, the applicant shall secure the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority.

(B) No development or demolition (other than of the high level walkways and the railway footbridge) shall take place in any phase other than in accordance with the Written Scheme of Investigation approved under (A) above.

(C) No part of any phase shall be first occupied until the relevant site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and provision made for analysis, publication and dissemination of

the results and archive deposition has been secured.”

The applicant has submitted a revised WSI in response to queries from GLAAS. The document for approval advises that *“In view of the perceived archaeological potential, it is proposed to carry out an archaeological monitoring exercise (watching brief) during demolition and appropriate construction groundworks associated with the new build, in Phases 2 and 3, within the northwestern and northeastern parts of the site (see Figure 3)”*.

The case officer at GLAAS has advised that this is acceptable and demolition of the multi-storey may proceed without archaeological supervision. Parts A and B of condition 67 may be discharged in part.

Recommendation: Approve archaeology and tree removal details of relevance to demolition of car park and high level walkway only.