

Delegated Report		Analysis sheet		Expiry Date:		14/05/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Miheer Mehta				2013/1621/P			
Application Address				Drawing Numbers			
Twyman House 31-39 Camden Road London NW1 9LR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details required by condition 17 (cycle storage) and 19 (details of privacy screens) of planning permission dated 22/09/11 (Ref:2011/2072/P) for the redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3).							
Recommendation(s):		Discharge conditions					
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
Summary of consultation responses:		N/A.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

The irregularly shaped application site occupies an area of approximately 0.35 hectares and is located immediately north of the Regent's Canal at its junction with Camden Road, and has two main frontages, one on the canal towpath and one facing Camden Road. The site has two pedestrian accesses on its northern boundary to Bonny Street. The site is currently occupied by a number of commercial buildings which date back to the 1950s and 1960s, the largest being Twyman House which is six storeys and fronts Camden Road on the site's eastern boundary. An open delivery yard/parking area associated with Twyman House occupies the centre of the site and approximately a third of the canal frontage abutting the applicant site. The site forms part of the Regent's Canal Conservation Area.

Relevant History

Planning permission this condition relates to:

2011/2072/P - Redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House. Granted – 22/09/2011.

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012

On 27/03/12 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

The London Plan 2011

LDF Core Strategy and Development Policies 2010

Camden Core Strategy

CS11 – Promoting sustainable and efficient travel

Camden Development Policies

DP17 – Walking, cycling and public transport

Camden Supplementary Planning Documents 2011 (CPG 7)

Assessment

Proposal:

The application relates to approval of details pursuant to condition 17 (cycle storage) and 19 (details of privacy screens) of planning permission dated 22/09/11 (Ref:2011/2072/P) for the redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3).

The specific condition is stated below:

17) Before the relevant part of the development is first occupied, the proposed cycle storage area for 71 (inclusive of 1 cycle per commercial unit) cycles hereby approved shall be provided in its entirety and permanently maintained and retained thereafter.

19) Prior to the first occupation of the relevant residential unit 1.8 metre high privacy screens shall be erected on the following balconies:

Flat A.2.2 east side only

Flat B.1.3 south side only

Flat D.G.1 north and south sides

The details of the screens shall be first submitted to and approved by the Council and shall be permanently retained and maintained thereafter.

Assessment:

Cycle Storage

In accordance with the planning permission for the proposal at Twyman House, a condition had been attached which confirmed that 71 cycle spaces are provided. The submitted plan confirms internal storage for 71 cycles.

The design of the cycle parking provided is within the requirements of CPG 7. Each stand would be a "FalcoVert" semi-vertical cycle rack made of galvanised steel. The cycle storage location had been sited adjacent to the Electric substation. A non-materials amendment was granted (2013/0780/P) which re-located the cycle storage within the ground floor of the main building at Twyman House.

It is now considered that the details are considered acceptable and that this condition may now be discharged.

Privacy Screens

In accordance with the planning permission for the proposal at Twyman House, a condition had been attached which requested 1.8m high privacy screens to be erected on 3 specific balconies.

The details provided are considered acceptable.

It is now considered that the details are considered acceptable and that this condition may now be discharged.

Conclusion:

In this instance the details submitted are considered acceptable and therefore the conditions can be discharged.