

Delegated Report		Analysis sheet		Expiry Date:	19/03/2013
		N/A		Consultation Expiry Date:	19/02/2013
Officer			Application Number(s)		
Rachel Miller			2013/0451/P		
Application Address			Drawing Numbers		
12 The Grove London N6 6LB			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details pursuant to condition 2 (appointment of chartered engineer), condition 5 (hard & soft landscaping), condition 7 (cycle storage) and condition 10 (archaeological investigation) of planning permission granted 06/06/2012 (Ref:2012/0105/P) for erection of a 5-storey building with basement to accommodate 4x flats.					
Recommendation(s):		Grant			
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
			No. electronic	00	
Summary of consultation responses:	Not applicable				
CAAC/Local groups* comments: *Please Specify	Not applicable				

Site Description

The application site is located on the western side of The Grove, near the junction with Hampstead Lane, and comprises a three storey plus a lower ground floor level detached building with a large rear garden. The rear gardens of No.'s 5-15 Hampstead Lane backs unto the application site. The existing building constitutes a late 20th Century detached interpretation of the adjoining properties and is currently split into 5 residential flats.

1.2 There is vehicular access to the lower ground floor level accessed from The Grove. The setting of the houses along 'The Grove' are set well back from the road, behind front gardens and a wide gravelled area which forms an informal walkway, lined with trees.

1.2 The building is located within the Highgate Conservation Area. It is not a Listed Building, nor identified as being a positive contributor within the Conservation Area Statement, however, it is located next to a listed building at 11 The Grove. The immediate area is surrounded by large Victorian semi-detached properties.

Relevant History

2012/0105/P - Erection of a 5-storey building with basement to accommodate 4x residential flats (Class C3) (2x 1-bed units and 2x 4-bed units) and the inclusion of a roof terrace to the rear single storey lower ground floor extension, plus alterations to the front boundary wall, following demolition of the existing block of 5 residential flats. Approved on 6th June 2012.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

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 & encouraging biodiversity)

CS17 (Making Camden a safer place)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Housing size mix)

DP6 (Lifetime homes and wheelchair homes)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and the availability of car parking)

DP19 (Managing the impact of parking)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

DP28 (Noise and vibration)

DP29 (Improving access)

Camden Planning Guidance, 2011

Highgate Conservation Area Appraisal and Management Strategy, October 2007

The London Plan, 2011

Assessment

The applicant seeks approval for the discharge of conditions 2 (appointment of chartered engineer), 5 (full details of hard and soft landscaping), 7 (proposed cycle storage area details) and 13 (archaeological assessment).

The Applicant originally submitted details regarding condition 13 (elevational detailing) however this has been removed from this application following advice from Officers that the details submitted of the external elevations were inadequate and unacceptable.

Condition 2

This condition requires details of the qualified chartered engineer appointed to oversee the structural design of the building. The Applicant has commissioned Consulting Civil and Structural Engineers Taylor and Whalley Spyra (TWS) and more specifically the company director Bob Taank. It is considered that the details of this respected engineering firm are suitable to discharge this condition.

Condition 5

This condition seeks full details of hard and soft landscaping and means of enclosure of all un-built, open areas. The applicant has submitted details showing the lower ground floor plan and the raised ground floor plan with the levels. There is an adequate amount of hard and soft landscaping. It is considered that sufficient detail has been submitted to discharge this condition.

Condition 7

This condition requires details of the proposed cycle storage area for 6 cycles to be submitted. The approved site plan shows sheds located at the rear end of the gardens of each plot. The Applicant has submitted a specification of the sheds to be installed which include 2 Sheffield stands in order to secure 4 cycles. This is considered appropriate by the Transport Strategy department and the condition can be discharged.

Condition 10

This condition requires a programme of archaeological investigation to be submitted. A comprehensive Archaeological Assessment has been submitted that recommends that no further archaeological response is necessary. This has been approved by GLAAS in an email to the Applicant dated 5th November 2012. It is considered that sufficient detail has been submitted to discharge this condition.

Recommendation: Approve and discharge conditions 2, 5, 7 and 10.