

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/02/2013
		N/A	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Jenna Litherland			2012/6815/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Netley Primary School 30 William Road London NW1 3EN			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>Details pursuant to conditions 3 (slab levels), 5 (appointment of chartered engineer), 21 (waste storage) and 23 (cycle storage) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works.</p>				
<b>Recommendation(s):</b>		Approve details		
<b>Application Type:</b>		Approval of Details		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

The site is about 1 hectare in size and lies to the west of Hampstead Rd. It is located 50m west of Hampstead Rd and just over 400m north of Euston Rd. It has extensive public transport services in the surrounding area, including Warren Street, Euston Square and Great Portland Street Underground Stations; Euston Station (national rail, overground, underground and buses). Bus stops are also located on Hampstead Road and Euston Road.

The site is bounded by Hampstead Rd, William Rd, Stanhope St and to the north of Everton Buildings at the rear of Woodhall block on Robert St.

The site includes Netley Primary and nursery which occupies a 4 storey Victorian building on Netley St and a single storey 1970's building on the corner of Stanhope St and Netley St, plus an ancillary single storey caretaker's house. Robson House, a 3 storey building is located on the southern side of Everton Buildings and a modern annexe next to the Victorian building complete the complex.

## Relevant History

**2012/2089/P:** Erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Granted conditional permission 16/10/2012.**

The current application is the first approval of details application for this permission.

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development  
CS11 – Promoting sustainable and efficient travel  
CS14 – Promoting high quality places and conserving our heritage  
CS18 – Dealing with out waste and encouraging recycling

DP17 – Walking cycling and public transport  
DP24 – Securing high quality design  
DP26 – Managing the impact of development on occupiers and neighbours  
DP27 – Basements and lightwells

### Camden Planning Guidance 2011

CPG1 – Design

CPG4 – Basements and light wells  
CPG7 - Transport

## Assessment

### Condition 3 (slab levels)

Condition 3 states,

'Details of the proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land shall not be otherwise than as those submitted to and approved in writing by the local planning authority before any construction work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and the amenities of nearby occupiers in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.'

**Assessment** – The slab levels submitted show that Block A would have a height of 18 metres. This is consistent with the originally approved drawings. Block B would have a height of 24.5 metres. Again, this is consistent with the approved drawing and would not disrupt the viewing corridor. Block E would have a height of 4.5 metres above ground level again this is consistent with the approved drawings. As such, the slab levels provided confirm that the height of the development would be appropriate for its context.

### Condition 5 (appointment of chartered engineer)

Condition 5 states,

'No works pursuant to the development of the basement areas of the development hereby approved shall commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body (amongst compliance with other matters contained in the submitted Basement Impact Assessment, it shall be ensured that the basement works do not adversely impact upon the public highway or equipment of statutory undertakers). Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policies DP24 and DP27 of the London Borough of Camden Local Development Framework Development Policies'

Assessment - The applicants have confirmed that Henry Oleghe, MSc. Civil Engineering, BEng Civil Engineering, who is a Chartered member of the Chartered Institute of Building (MCIQB) has been appointed. The Engineer will review permanent design work and monitor the day to day progress of the works on site.

It is considered that this condition can be discharged.

### Condition 21 (Waste Storage)

Condition 21 states,

'Before construction work on the relevant part of the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved in writing by the Council. The approved facility shall be provided prior to the first

occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies CS5 and CS18 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.'

**Assessment** – The submitted drawings show the location and capacity of the bin store areas. The waste storage requirements have been calculated in accordance with BS 5906-2005 Waste Management in Buildings – Code of Practice.

According to the submitted details the existing bin storage area would be sufficiently sized to store waste generated from the residential and educational uses.

The Council's Environment Services Team considers that there would be adequate space provided in accordance with the Council's guidance.

The submitted details are considered to be sufficient to safeguard the amenities of the adjoining occupiers.

### **Condition 23 (Cycle storage)**

Condition 23 states,

'The cycle storage area for 78 cycles for the private residential flats, 20 cycles for the affordable houses and 83 cycles (or any other number of cycles previously agreed in writing with the local planning authority) for the educational uses shown on the drawings hereby approved shall be provided in their entirety for each appropriate phase of the development prior to the first occupation of any of the new residential units or use of the educational areas in each relevant phase, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.'

**Assessment** – The following cycle storage facilities are detailed on the submitted plans:

#### **Residential**

- Block A (N) – 16 spaces – (jostas stands)
- Block A (S) – 24 spaces (jostas stands)
- Block B – 40 spaces (jostas stands)
- Block E – 10 spaces – (Sheffield stands)

#### **Educational**

- EDF and School Entry – 2 spaces (Sheffield stands)
- School pupil cycle store – 36 spaces (Sheffield stands)
- Caretaker office - 12 spaces (Sheffield stands)

All cycle parking would be covered. It is considered that a sufficient amount of cycle parking of

appropriate design would be provided for the residential units. It was proposed as part of the original application that 72 cycle parking spaces would be provided for the educational use. However, in line with the London Plan standards only 50 cycle parking spaces would be expected. This has been discussed with the Transport Planners and it is considered acceptable for the proposal to include 50 cycle spaces for the educational use.

As such, the details on cycle parking are considered to be acceptable.

**Recommendation: Approved details for Condition 3, 5, 21 and 23.**

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