

Delegated Report		Analysis sheet		Expiry Date:		1, 2, 3, 4) 07/01/2013	
		N/A		Consultation Expiry Date:		04/12/2012	
Officer				Application Number(s)			
Gideon Whittingham				1) 2012/4449/P 2) 2012/4448/P 3) 2012/4447/P 4) 2012/4446/P			
Application Address				Drawing Numbers			
61-63 Holmes Road London NW5 3AN				Refer to Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Approval of details for: <ol style="list-style-type: none"> Details of an access audit, to demonstrate how the development will allow inclusive access for the whole community in relation to condition 10 Details of a storage area for 8 cycles in relation to condition 13 Details of location & design of waste storage facilities and method of removal (including recycled materials) in relation to condition 14 Details of green roof in relation to condition 15 <p>All in relation to planning permission ref:2011/0201/P determined under appeal (APP/X5210/A/11/2163152) on 12/03/2012 for: 'The erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building.</p>							
Recommendation(s):		1, 2, 3, 4) Grant approval of details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to 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 responses were received.					
CAAC/Local groups comments:		The site is not in a conservation area					
Site Description							

The site is located on the south side of Holmes Road off Kentish Town Road. The existing buildings consist of two storey Victorian properties with commercial floorspace at ground floor level and residential to the upper floor. The building has two frontages onto Holmes Road as they are situated on a corner, the main frontage faces north west and a smaller frontage faces north east. The adjacent properties at 55-57 and 65-69 Holmes Road form the south eastern and south western boundaries of the site.

The area is characterised by a variety of building sizes and uses, including mixed-use (business and residential) buildings of up to six storeys. Historically Holmes Road has been an employment area but recent developments have brought about a significant proportion of residential uses. There is a Council housing block to the west at no.76 Holmes Road, a student housing block to the north at 54 - 74 Holmes Road, recently constructed residential block to the north at 74a Holmes Road and a residential block to the south east at 55-57 Holmes Road. 65-69 Holmes Road has gained permission for a 6 storey (above ground) student accommodation and commercial floorspace scheme (allowed December 2011, ref 2010/6039/P)

The buildings are not listed or within a conservation area but the Inkerman Conservation area lies to the south. The Kentish Town Industry Area lies immediately to the north of the site and the Kentish Town District Shopping and Service Centre is 200m to the east.

Relevant History

2011/0201/P: Refused consent then subsequently allowed on appeal (ref: APP/X5210/A/11/2163152) on 12/03/2012 – Outline application for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building (furniture repair Class B1 and residential Class C3) (application seeks permission for scale, layout and access only and not appearance of the building or landscaping). The Inspector attached the following relevant conditions to the decision:

10) Notwithstanding Condition 5, no development shall take place until an access audit, to demonstrate how the development will allow inclusive access for the whole community, has been submitted to, and approved in writing by, the local planning authority. The audit shall refer to all parts of the development, including each of the uses and any communal entrances and circulation areas. It shall include: Lifetime Homes information to show that all of the 16 relevant points have been met for each residential unit or, where this is not feasible, the provision of a detailed justification and information to show that at least 10% of the units are wheelchair accessible, or easily adaptable for residents who are wheelchair users. Development shall be carried out in accordance with the approved audit.

13) Notwithstanding Condition 5, no development shall take place until details of a storage area for 8 cycles have been submitted to, and approved in writing by, the local planning authority. The development hereby permitted shall not be occupied until the storage area has been provided in accordance with the approved details, and it shall thereafter be retained.

14) Notwithstanding Condition 5, no development shall take place until details of the location and design of waste storage facilities and the method of removal, to include for recycled materials, have been submitted to, and approved in writing by, the local planning authority. The development hereby permitted shall not be occupied until the facilities have been provided in accordance with the approved details, and they shall thereafter be retained.

15) Notwithstanding Condition 5, no development shall take place until details of the green roof have been submitted to, and approved in writing by, the local planning authority. The development hereby permitted shall not be occupied until the green roof has been provided in accordance with the approved details, and it shall thereafter be retained and maintained.

2012/4056 - Details of the appearance and landscaping pursuant to conditions 1 and 4 of Outline

Planning Permission 2011/0201/P determined under appeal (APP/X5210/A/11/2163152) on 12/03/2012 for: 'Outline application for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building (application seeks permission for scale, layout and access only and not appearance of the building or landscaping)'. Granted 6 November 2012

2012/6293 - Submission of ground investigation report in relation to condition 12 of outline permission granted on appeal (ref. APP/X5210/A/11/2163152) dated 12/3/2012 (2011/0201/P) for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) and residential (Use class C3) following demolition of existing building. Application currently under assessment

2012/5992 - Details for commercial use specification in relation to condition 11 for Planning Permission 2011/0201/P determined under appeal (APP/X5210/A/11/2163152) on 12/03/2012 for: 'The erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building. Application currently under assessment.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

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

CS18 – Dealing with our waste and encouraging recycling

DP6 – Lifetime homes and wheelchair homes

DP17 – Walking, cycling and public transport

DP19 – Managing the impact of parking

DP22 – Promoting sustainable design and construction

DP26 – Managing the impact of development on occupiers and neighbours

DP29 – Improving access

DP30 – Shopfronts

Camden Planning Guidance 2011: CPG1 Design; CPG2 Housing; CPG3 Sustainability; CPG6 Amenity; CPG7 Transport; CPG8 Planning Obligations.

Assessment

1. Proposal:

1.1 The application proposes the approval of reserved matters attached to ref: 2011/0201/P, namely:

- Details of an access audit, to demonstrate how the development will allow inclusive access for the whole community (condition 10)
- Details of a storage area for 8 cycles (condition 13)
- Details of location & design of waste storage facilities and method of removal (including recycled materials) (condition 14)
- Details of green roof (condition 15)

1.2 The main issues for consideration are therefore:

- Access
- Cycle Parking
- Waste/Refuse
- Sustainability

Condition 10 - Access

1.3 The applicant has submitted an access audit including a lifetime homes assessment demonstrating areas where the proposed scheme can accord with the necessary standards, within the limits of the building. It is acknowledged that in some instances the proposed scheme will not be able to achieve some standards, owing to the proposed scheme incorporating commercial use at ground floor level with residential at upper floor levels. The applicant has despite this, demonstrated the areas where such standards can be met. In light of the constraints of the site, the proposal is considered in accordance with; inter alia, policy DP6 and CPG2 Housing.

Condition 13 - Cycle Parking

1.4 Council cycle parking standards require 1 space per residential unit, therefore 8 cycle spaces are required as part of this development. A store capable of accommodating 8 cycles has been provided at ground floor level and is deemed acceptable with; inter alia, policy DP17 and CPG7 Transport.

Condition 14 - Waste/Refuse

1.5 A store capable of accommodating both commercial and residential refuse has been provided at ground floor level and is deemed acceptable with; inter alia, policy DP26 and CS18.

Condition 15 – Sustainability

1.6 The applicant has submitted information relating to the proposed green roof located at main roof level, the details of which are considered acceptable with; inter alia, policies DP22, DP26 and CPG3 Sustainability.

Recommendation: Grant reserved matters relating to Conditions 10, 13, 14 and 15.

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