

Delegated Report		Analysis sheet	Expiry Date:	20/11/2012
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Alan Wito			2012/5171/P	
Application Address			Drawing Numbers	
Rear of Kentish Town Sports Centre Willes Road London NW5 3DU			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to condition 3 comprising new railings (a), balcony supporting structure (b), windows and door opening (c) and typical framing details (d) of planning permission (2012/1549/P) dated 18/05/2012 for Erection of 2 x 3-storey town houses (Class C3) on vacant site fronting Willes Road as an amendment to planning permission granted on 13/05/2008 (Ref: 2007/4426/P -for refurbishment and restoration of the sports centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats and 1 x 4 bed town house on Grafton Road and 3 x 3 bed town houses on Willes Road).				
Recommendation(s):		Approve		
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
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site comprises the Grade II listed public baths and leisure centre owned by the Borough of Camden and related redundant land and buildings for residential development. This particular application relate to land that is now cleared of buildings to the north side of the leisure centre fronting Willes Road. The site is located within the Inkerman Conservation Area.

Relevant History

Approval of details granted on 25/9/12 for **Details pursuant to condition 2 (Sample panel of facing brickwork) of permission ref. 2012/1549/P dated 18/05/2012** (ref: 2012/3486/P).

Planning permission granted on 18/5/12 for **Erection of 2 x 3-storey town houses (Class C3) on vacant site fronting Willes Road as an amendment to planning permission granted on 13/05/2008 (Ref: 2007/4426/P -for refurbishment and restoration of the sports centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats and 1 x 4 bed town house on Grafton Road and 3 x 3 bed town houses on Willes Road).** (2012/1549/P).

Council Own Planning Permission and Listed Building Consent granted 13/05/2008 for **Refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.** (2007/4426/P and 2007/4428/L). Draft S106 to be signed by the selected developer as a condition to implementation of the residential parts of the scheme (which will be contracted out externally). This covers relevant contributions, affordable housing (i.e. 3 units for shared ownership), car-free housing on the Prince of Wales flats, construction management plan, post-construction BREEAM statement and community working group for construction management.

Approvals of details have been issued in respect of discharging conditions 2 (energy strategy), 3(ii) (new glazed doors to PoW Rd elevation), 5 (partial details of bat boxes), 6 (feasibility for a green roof), 12 (soil and groundwater investigation), 16 (construction management plan for the sports centre) 18 (community working group) and 19 (landscaping). Partial discharge/removal of condition 4 (BREEAM assessment) was granted under reference 2008/2362/P on 30/03/09 subject to replacement condition 1 requiring submission of BREEAM final code certificate.

28/09/2010 -Condition 21 (requiring a section 106 agreement to be entered into covering various matters relating to the residential development) was varied to more clearly define the heads of terms required for the 2 residential components of the development to be built out/fitted by third party developers and secure the relevant requirements for the PoW Road flats by condition for the Council to act as developer. (2010/4273/P).

Details pursuant to planning permission 2007/4426/P (granted on 13/05/2008) are still outstanding in respect of conditions 3 iv & v (Glazing materials and roof details to town houses), 4 (as amended by permission ref 2008/2362/P granted on 30/03/09 and requiring a final BREEAM certificate), 5 (full details of bat boxes –for the town houses only), 14 (travel plan), 15 (service management plan) and replacement conditions 21A & D (as imposed in response to the section 73 application ref 2010/4273/P approved on 28/09/2010 requiring the signing of a legal agreement for the town houses and Grafton Road flats).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - promoting high quality places and conserving our heritage

DP24 – securing high quality design

DP25 - conserving Camden's heritage

Supplementary Planning Policies

Camden Planning Guidance 2011

Strategic and Government Policy

National Planning Policy Framework 2012

Assessment

Condition 3 required the submission of the following:

a) Typical details of new railings at a scale of 1:10 including materials, finish and method of fixing into the plinth.

Along this stretch of Willes Road the boundary treatments vary from low brick walls to railings. The submitted design for the front boundary railings conforms with the approved plans and would sit comfortably within the context of the street.

b) Section at 1:2 through proposed front balcony showing the method of supporting the structure.

The balcony would be cantilevered out from the front façade and would not have unsightly support beams underneath it. It is considered acceptable.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

The submitted details show that the windows would be appropriately recessed into the façade of the building. The reveals around the windows pick up on the details on the neighbouring properties but are given a slightly modern appearance with a flat finish rather than mouldings. This is considered to be in keeping with the overall design ethos of the scheme.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical framing details at 1:1.

The submitted details show timber, double glazed windows to the front elevation with more modern metal windows on the rear. This is in keeping with the approved drawings.

The submitted details satisfy the requirements of the conditions and therefore it is recommended that it is approved.

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