

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/4633/P			
Application Address				Drawing Numbers			
Alexandra House Maitland Park Villas London NW3 2ET				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of soft & hard landscaping (condition 7), bird & bat box locations (condition 12) and green roof (condition 13) of planning permission ref: 2010/4616/P dated 21/12/2010 for erection of a part 2, part 3, part 4 storey building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road.							
Recommendation(s):		Approve conditions 7, 12 and 13					
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:	NONE						
CAAC/Local groups* comments: *Please Specify	NONE						

Site Description

Large Council-owned care home being built off Maitland Park Road and behind properties in Haverstock Hill NW3

Relevant History

Planning permission granted for Erection of a part 2, part 3, part 4 storey building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP22- Sustainable construction

DP24- High quality design

Assessment

The planting, bird/bat habitat and biodiverse roof details are considered acceptable and will help to mitigate ecological aspects of the site which were lost as a result of the development. The details are considered to comply with Camden planning policy and guidance. It would have been preferable to have a larger area of biodiverse roof coverage, however large areas of roof are being used for photovoltaics, plant and rainwater harvesting, making it difficult to incorporate green roofs in these areas.

Recommendation: Approve conditions 7, 12 and 13

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