

Delegated Report		Analysis sheet		Expiry Date:		10/10/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2012/4288/P			
Application Address				Drawing Numbers			
New Century House 68-70 Red Lion Street London WC1R 4NY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle parking spaces (Condition 1) and energy efficiency, conservation and waste recycling (Condition 2) pursuant to 2011/5683/P granted 02/03/2012 for Retrospective change of use from offices (Class B1) to flexible use for either offices (Class B1) or educational use (Class D1).							
Recommendation(s):		Granted					
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:		No consultations required					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
The site is a mid-20 th Century office building of 8-storeys currently in use as a law school. Permission was granted for continuation of this use with flexibility also for Class B1 office use in March 2012. The site is located within the Bloomsbury Conservation Area.							
Relevant History							
2011/5683/P – Planning permission granted 02/03/2012 for Retrospective change of use from offices (Class B1) to flexible use for either offices (Class B1) or educational use (Class D1).							
Relevant policies							
LDF Core Strategy and Development Policies CS11- sustainable travel, CS13 - tackling climate change through promoting higher environmental standards, CS16 – Improving Camden's health and well-being; DP17 - walking cycling and public transport, DP22 - promoting sustainable design and construction, DP23 – water; DP32 – Air quality and Camden's clear zone. Camden Planning Guidance 2011 London Plan 2011 NPPF 2012							

Assessment

Condition 1 states:

Within 6 months of the date of this approval, details of a scheme for providing (by reasonable endeavours) up to 64 cycle parking spaces in accordance with the LDF Appendix 2 Cycle Parking Standards shall be submitted to the local planning authority for its approval and the number of spaces as have been approved in conjunction with such scheme shall be installed in accordance with the approved details within 2 months of receiving such approval. The cycle parking provision shall thereafter be permanently retained and maintained.

The submitted plan shows the provision of 22 cycle parking spaces located at the north eastern corner of the lower ground floor. This is an increase of 10 spaces from the 12 existing cycle parking spaces already provided in the external courtyard area in this location. The cycle parking would be arranged in two interconnected areas, one within the building (14 spaces) and the other being the external court yard area (8 spaces). The external cycle parking would be covered by the outline of a balcony and stairs above. The cycle parking would be accessed from within the ground floor of the property by means of the internal lift or the external stairs.

The condition requires by best endeavours that the cycle provision is increased to 64 spaces, which would be the full standard for the alternative uses of office B1 or education (D1). The applicant states that there is insufficient space within the building to provide any additional cycle parking. This is accepted. The proposal meets the requirements of Condition 1 and so can be discharged.

Condition 2 states:

Within 6 months of the date of this approval, a sustainability plan shall be submitted to the local planning authority for its approval which indicates proposed energy efficiency, water conservation and waste recycling measures to be installed within the building to meet by reasonable endeavours all the checklist criteria contained at Appendix 1 of CPG3 chapter 4. Such plan as has been approved shall be implemented in its entirety within 2 months of receiving such approval and shall be retained permanently thereafter.

Condition 2 was imposed in order to address the DP22 requirement for change of use proposals of over 500sqm floor space to be subject to a BREEAM assessment. However since the application was to regularise a use which had existed for upwards of 10 years within the building it was considered impracticable and unreasonable for the full target credits sought in CPG3 to be sought in this instance. A reasonable endeavours approach for uprating the building should instead be pursued. The range of measures contained at Appendix 1 of CPG3 chapter 4 would be taken as the guideline as to what would be acceptable.

The submitted report follows an audit of the building by WSP and addresses each measure in the Appendix 1 checklist. This is in terms of whether the measures are already in place in the building and the feasibility of introducing these where not already in place. Measures which would require replacement of already efficiently functioning systems –e.g. hot water, are not recommended by the report as this would not represent a sustainable approach to resource management. Measures which would require substantial or lengthy building works such as external insulation cladding and replacement glazing were also rejected for the purposes of the condition, although recommended in the longer term.

The measures which are proposed to be adopted (and summarised in table 1 of the report) are:-

- rubber seals to external doors,
- reflective panels to radiators
- replacement of halogen bulbs with LED lighting upon failure
- Upgrade to automated meter reading and targeting
- Review of all controls, temperature set points and plant schedules
- Extend PIR sensor lighting from toilets and classrooms to other appropriate areas such as libraries, offices, corridors and stairwells
- Joining of the Camden Climate Change Alliance
- Raising awareness of energy saving behaviours among staff members
- Introduction of renewable technology, PV's

The above measures are considered to make a beneficial contribution towards reducing CO2 emissions within Camden and are considered reasonable and acceptable for the purposes of addressing the requirements of condition 2. The introduction of 56sqm of PV panels on the roof of the building is particularly welcomed and it is noted would generate an estimated 8,543kWh/yr with a payback period of 5 years. It is noted that the delivery of these may take in excess of the 2 month period allowed for by the planning condition. An informative should be attached to advise that enforcement action would not be taken if it were clear upon the expiry of the 2 month period that the installation was in progress and confirmation of a reasonable timescale for completion could be provided.

Recommendation: Approve details and discharge conditions 1 and 2

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