

Delegated Report		Analysis sheet		Expiry Date:		15/11/2012	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Nicola Tulley				2012/5012/P			
Application Address				Drawing Numbers			
1 Mill Lane West Hampstead London NW6 1NT				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 3 a (details of the hard and soft landscaping) of planning permission dated 11/12/12 (Ref: 2008/3963/P) for the demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).							
Recommendation(s):		Approve details					
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 subject site relates to a wedge of land fronting Mill Lane, adjacent to rail tracks to the north and residential dwellings to the south (Fordwych Road). The site has undergone development under planning permission reference 2008/3963/P which has been subsequently revised under planning references 2010/5730/P, 2010/6754/P & 2012/0878/P.

The subject site is not within a conservation area, nor does it relate to a listed building.

Relevant History

2012/0878/P: Variation of condition granted for: (development in accordance with approved plans) of planning permission granted planning permission on 11/06/09 (ref: 2008/3963/P) for the demolition of all existing buildings and erection of a five storey main building and a two storey detached building, as revised by 2010/5730/P and 2010/6754/P, namely installation of three windows to west elevation at first, second and third floor level, addition of PVs at roof level, alterations to entrance canopy and details of smoke shaft, Automatic Opening Vents (AOV) roof access and TV aerials.

2010/5730/P: Non-material amendment granted for, Amendment to planning permission 2008/3963/P granted on appeal 22/05/2009 (Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation) to include an additional condition referencing drawing numbers.

2010/6754/P: Variation of condition granted for, (development in accordance with approved plans) as a minor material amendment to planning permission (ref: 2008/3963/P) granted on 11/06/2009 (for the demolition of all existing buildings and erection of a five storey main building and a two storey detached building, as revised by 2010/5730/P) in order to reduce the scale of the five storey building, alter the position of the two storey building, replace the car lift with a ramp, elevational alterations including additional balconies and a brise soleil, and associated internal alterations.

2009/0177/P: Planning permission granted for, Demolition of all existing buildings on site and erection of a 4 storey main building and a 2 storey detached building comprising of 28 residential units (1 x 1 bed unit, 15 x 2 bed units, 10 x 3 bed units and 2 x 4 bed units) with associated car and cycle parking, amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).

2008/3963/P: Planning permission allowed at appeal for, Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation)

Details pursuant to conditions, planning reference, 2008/3963

2011/5609/P: Granted, Details pursuant to condition 11 (materials for external surfaces) and part 12 (drawings of balustrade, windows, parapet and balcony) of planning permission granted at appeal on 11/06/09 (ref: 2008/3963/P).

2011/2162/P: Granted, Submission of details pursuant to condition 8 (means of enclosure) of planning permission 2008/3963/P granted on appeal on the 11th June 2009.

2011/1690/P: Granted, Submission of details pursuant to conditions 3a(i) (hard and soft landscaping relating to land grading, mounding for development area), 3b (hard and soft landscaping relating to tree protection) of planning permission 2008/3963/P granted on appeal 11/06/2009.

Planning permission reference, 2011/1664/P, for approval of details was granted for: Details pursuant to condition 3A (ii) (details of the hard and soft landscaping works and timetable for implementation) of planning permission 2008/3963/P granted on appeal 11/06/2009 for the erection of a five storey main building and a two storey detached building comprising of 39 residential units.

2011/1657/P: Granted, Submission of details pursuant to conditions 5 (green roof details), 6 (programme of investigation for (a) contaminated soil and ground water and (b) landfill gas) and 9 (nesting box details) of planning permission 2008/3963/P granted on appeal 11/06/2009.

2011/1170/P: Granted, Submission for approval of condition 2 (cycle storage, doors lighting and security measures) condition 7 (scheme for insulation) and 10 (waste disposal and recycling) relating to 2008/3963/P granted on appeal on 11/06/2009, as revised by 2010/5730/P.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

DP31 Provision of, and improvements to, public open space and outdoor sport

Camden Planning Guidance 2011

CPG1 Design

Assessment

Planning permission, reference 2008/3963/P, was granted on appeal on 11th June 2009 for: Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation ANC).

The following planning condition was attached to the above permission to be discharged by the local planning authority:

Before the commencement of the development hereby permitted, details of the hard and soft landscaping works and a timetable for implementing them shall be submitted to and approved by the local planning authority. The details shall include (a) any land grading, mounding and any other changes in ground levels, and (b) the means of protecting trees to be retained both on and off the site, including the design of foundations and the location of service trenches with a potential effect on such trees. All the approved works shall thereafter be carried out in accordance with the approved details.

The above condition has been discharged by planning references 2011/1664/P (land grading and mounding) & 2012/1690/P (tree protection measures).

This application seeks to alter the details of hard and soft landscaping: the tree protection measures remain unchanged as discharged by planning reference 2011/1690/P. The Council has previously discharged a similar ANC proposal which was a simple naturalistic plan with wooded area and wildflower meadow. This simpler scheme was proposed to reserve S106 contributions for its future upkeep following the transfer of ownership to the Council.

Following a recent meeting with the project managers, Parks officers, the Fordwych Residents Association and a representative from Camden Nature Reserves Forum, minor alterations to the Area of Nature Conservation (ANC) approved under planning reference 2011/1664/P were agreed which included the following changes:

- Bonded gravel path to be changed to woodchip path with permeable membrane beneath and wooden edging. Bonded gravel area at Minster Road end of path to be removed (path should lead directly to gate with no 'entrance area');

- Path to be reduced to 1.5m max width and located as near to the railway line as feasible, subject to root protection zones and slope issues (NB this will not be a significant change from the current route but moved slightly);
- The 3x field/norway maple within the circle area and 1x. *Quercus robur* 50cm girth was not considered practicable due to access issues (this is a very large/heavy tree). The local residents are keen on one feature tree and therefore agreed that the tree should be a *Quercus robur* (Oak Tree) but of smaller size so that access/planting is not a problem. A 12-14cm girth tree has been recommended;
- Potential savings on the 3x benches in the ANC: these would be simple but made of durable (FSC) materials so that maintenance costs are kept low and the benches fit with the 'natural' surroundings of the area.

In accordance with the condition the plans submitted include: general plan arrangement; circular seating arrangement; levels plan; planting plan; treepit detail; and landscape maintenance requirements. In consultation with Parks, officers have confirmed that the submitted details within this application conform to the amendments agreed with the residents association.

Conclusion

In consideration of the above, officers consider that the proposed changes to the Area of Nature Conservation are acceptable in accordance with policies: CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) DP31 (Provision of, and improvements to, public open space and outdoor sport)

Recommendation

Discharge details.

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