

Delegated Report		Analysis sheet		Expiry Date:		07/09/2012	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sam Fowler				2012/3564/P			
Application Address				Drawing Numbers			
48B Netherhall Gardens London NW3 5RG				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to conditions 3 (cycle storage), 4 (tree protection) and 6 (hard and soft landscaping) of planning permission dated 16/12/10 (2010/1946/P) and condition 2 (tree protection) and 4 (hard and soft landscaping) of amended planning permission dated 01/06/11 (2011/0583/P) both for the erection of three storey dwelling house with partial basement, with additions and alterations to include creation of pedestrian entry and re-paving of driveway, following demolition of existing dwelling house (Class C3).							
Recommendation(s):		Discharge of all applicable conditions					
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:		Not applicable					

<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Not applicable</p>
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Site Description

The site forms one of a pair of semi-detached infill houses built in the 1950's and situated at the northern end of Netherhall Gardens near the junction with Fitzjohns Avenue. The existing building is 2-storeys high in a modern design and is constructed in yellow stock brick. Permission was granted in 2010 for the demolition of this building and the application relates to the replacement building, which has not yet been constructed. The site lies within the Fitzjohns/Netherhall Conservation Area.

Relevant History

2010/1946/P - Erection of three storey dwelling house with partial basement, with additions and alterations to include creation of pedestrian entry and re-paving of driveway, following demolition of existing dwelling house (Class C3).
Granted 16/12/2010

2011/0583/P - Creation of lightwell and balustrade to front elevation of house as an amendment to planning permission 2010/1946/P for "Erection of 3-storey dwelling house with partial basement, including creation of pedestrian entry and re-paving of driveway, following demolition of existing dwelling house (Class C3)
Granted 01/06/2011

Relevant policies

LDF Core Strategy and Development Policies
 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 and encouraging biodiversity

DP24 Securing high quality design
 DP25 Conserving Camden's heritage
 DP26 Managing the impact of development on occupiers and neighbours
 DP27 Basements and lightwells

NPPF
Fitzjohns Conservation Area Statement

Assessment

2010/1946/P

The following conditions are requested to be discharged:

3. Before the development commences, details of the proposed cycle storage area for 2 x cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new building, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

4. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

6. No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The proposed cycle parking would be located in the front garden in the form of two Sheffield stands. The layout of the cycle parking conforms to the guidance in CPG7-Transport and is considered to be accessible, safe and secure. As such the details in relation to cycle parking are considered acceptable.

In terms of tree protecting fencing will be erected around the trees in line with the British Standards and the existing hard standing will be left in place over the roots to prevent compaction until the development is complete. The Council's Tree Officer has confirmed that the tree protection measures are sufficient.

The proposed landscaping consists of a range of soft and hard landscaping. The range of soft landscaping is considered acceptable and the hard landscaping would be high quality including Yorkstone and Portland Stone.

It has been considered that all of these conditions can be discharged.

2011/0583/P

The following conditions have been requested to be discharged:

2. No works shall commence on site until a method statement for the protection of trees

implicated in the development, which are to be retained, is submitted to and approved by the Council.

Reason: to ensure that the Council may be satisfied that the implementation of the development does not have an adverse affect on trees to be retained in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 Protecting and improving our parks and open spaces and encouraging biodiversity of the London Borough of Camden Local Development Framework Core Strategy.

4. No development shall take place until details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 Promoting high quality places and conserving our heritage and CS15 Protecting and improving our parks and open spaces and encouraging biodiversity of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 Securing high quality design of the London Borough of Camden Local Development Framework Development Policies.

In the comments received from the Tree Officer, it was determined that these conditions could be discharged.

Recommendation:

Discharge of all of the conditions that have been applied for.

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