

Delegated Report		Analysis sheet		Expiry Date:		04/09/2012	
		N/A / attached		Consultation Expiry Date:		01/08/2012	
Officer				Application Number(s)			
Rob Tulloch				(i) 2012/3540/P (ii) 2012/3544/L			
Application Address				Drawing Numbers			
KENWOOD DAIRY COTTAGE, KENWOOD HOUSE HAMPSTEAD LANE LONDON NW3 7JR, PO 3/4				See decision notice			
Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)							
(i) Details of Protected Species License required by condition 4 of planning permission granted on 18 May 2012 (Ref: 2012/0302/P) for the change of use of dairy building from residential (Class C3) into a volunteer hub (Class D1) and the removal and construction of new storage shed.							
(ii) Details of drawings and materials required by condition 3 of listed building consent granted on 18 May 2012 Ref: 2012/0774/L dated 18 May 2012 for the reinstatement of historic internal layout, historic window patterns and the demolition of mid-C20th link building; and the removal and construction of a new storage shed on the site in association with the change of use of the dairy building from residential (Class C3) into a volunteer hub (Class D1).							
Recommendation(s):		(i) Grant Approval of Details (ii) Grant Approval of Details (Listed Building)					
Application Type:		(i) Approval of Details (ii) Approval of Details (Listed Building)					
Conditions:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		N/a					
CAAC/Local group comments:		Natural England raise no objection, but request the Council consider the impact on protected species, local wildlife and biodiversity.					
Site Description							
The application site is Grade II listed former dairy within the grounds of Kenwood House. Constructed between 1794 and 1795 the dairy took a key and prominent position in the remodelling of the parkland that took place at the time. It was originally three separate buildings and remained unaltered until the early twentieth century when the London County Council converted it to residential and included link ranges behind the historic quadrant walls to connect the three building together. The site is within the Hampstead Heath Woods and is designated as a Special Site of Scientific Interest (SSSI) and Metropolitan Open Land (MOL) and a Metropolitan Site of Nature Conservation.							
Relevant History							
2012/0302/P Change of use of dairy building from residential (Class C3) into a volunteer hub (Class D1) and the removal and construction of new storage shed. Granted 18/05/2012							

2012/0774/L Reinstatement of historic internal layout, historic window patterns and the demolition of mid-C20th link building; and the removal and construction of a new storage shed on the site in association with the change of use of the dairy building from residential (Class C3) into a volunteer hub (Class D1). Granted 18/05/2012

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

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

DP25 Conserving Camden's heritage

Camden Planning Guidance 2011

NPPF 2012

Assessment

1 Assessment

1.1 Planning permission and listed building consent were granted for the change of use of the existing dairy cottage from residential (Class C3) to a volunteer hub (Class D1) (see history section). As the building is listed grade II, with a roosting bat population, various conditions were attached to the planning permission and listed building consent. The applications seek to discharge these conditions, however not all of the conditions which the applicant seeks to discharge are the type of conditions that can be discharged.

2 Planning Conditions

2.1 The conditions attached to the planning permission are summarised thus:

- 1 The permission must be begun with three years
- 2 Work to be carried out in similar materials
- 3 Work to be carried out in accordance with the approved plans
- 4 A European Protected Species License to be obtained from Natural England before work commences
- 5 Biodiversity mitigation measures to be carried out in accordance with the submitted method statement
- 6 Details of bat box locations to be submitted to and approved by the Council before the building is occupied
- 7 Details of a hibernacula to be submitted to and approved by the Council before the building is occupied
- 8 Details of a lighting strategy to be submitted to and approved by the Council before the building is occupied
- 9 An up to date bat survey to be undertaken if the existing survey is more than a year old when works are scheduled to commence
- 10 Site operatives to be made aware of the presence of bats, and to stop works and inform Natural England if any bats are discovered during the works.

2.2 As such only conditions 4, 6, 7 & 8 of the planning permission can be discharged by approval of details. The applicants have indicated details relating to conditions 6, 7 & 8 will be submitted at a later date.

2.3 The applicant has submitted a copy of a European Protected Species License issued by Natural England dated 06/08/2012 in accordance with the Conservation of Habitats and Species Regulations 2010. Therefore condition 4 can be discharged.

3 Listed building conditions

3.1 The only dischargeable condition attached to the listed building consent is condition 3 which requires detailed drawings, or samples of materials, to be submitted to the Council for approval before the relevant part of the work is begun. The required details are:

a) Plan and elevations of proposed new housing to ice house at 1:20.

The submitted drawings show the design of a modest structure with timber and slate cladding. No objection.

b) Plan, elevation and section drawings of all new internal and external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The submitted door drawings show a design and detailing which is appropriate to the age and style of the building.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar/leadwork details at 1:1.

The submitted window drawings show a design and detailing which is appropriate to the age and style of the building.

d) Details of paint scheme for octagonal vestibule in the south building.

The submitted paint documentation is appropriate.

e) Sample of stone paving

The applicant has indicated that a stone sample will be submitted as a separate application.

f) Plan of the ground floor showing the extent of re-plastering or dry lining to the interior.

The architect has confirmed in their covering letter that only a small amount of low level plastering is required in the team room. It was originally envisaged the extent of re-plastering would be more wide spread.

3.2 No objection is raised to the submitted information, although further details are required for part e of condition 3 of the listed building consent for the condition to be fully discharged.

4 Minor amendments

4.1 The architect has submitted drawings which show small variations from the approved scheme (such as relocation of doors to ancillary buildings). These changes are minor and do not materially alter the proposals and are considered acceptable.

5 Recommendation:

Planning - Approve of Details of Condition 4

Listed Building – Approve Details of Condition 3 (a-d & f)

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