

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/08/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2012/3114/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Alexandra House Maitland Park Villas London NW3 2ET				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of memorial plaque (condition 8) and cycle storage (condition 24) 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.							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		-					
<b>CAAC/Local groups* comments:</b> *Please Specify		-					

## Site Description

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

## Relevant History

7.10.10- 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

22.12.11- approval of details pursuant to condition 2 (details of the façade and architectural features at Maitland Park Villas elevation), 3 (brickwork sample panel), 4 (obscure glazing to the west facing window of 1st floor lounge), 5 (angled windows to south facing 1st and 2nd floor lounges and dining rooms) and condition 14 (tree protection measures) of planning permission 2010/4616/P dated 07/10/2010 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

## Relevant policies

### LDF Core Strategy and Development Policies

CS11 - Promoting sustainable and efficient travel  
DP24 - Securing high quality design  
DP25 - Conserving Camden's heritage  
DP17 - Walking, cycling and public transport

### CPG 2011

## Assessment

Condition 8- Prior to occupation of the building, details of the proposals to retain or relocate the memorial plaque relating to the former use of the site shall be submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The memorial plaque relating to the former children's orphanage here will be located at the entrance and this is satisfactory.

Condition 24- Prior to occupation of the building, details of the proposed cycle storage area for 20 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 building, and thereafter permanently maintained and retained.

The cycle stands' location, number and design are now satisfactory to the transport officer.

The other submitted details relating to landscape/biodiversity issues (ie. Condition13-green roof; Condition 7-landscape; Condition12- bird boxes) have been withdrawn now to allow more negotiation with the relevant officers.

It is recommended that conditions 8 and 24 be discharged.

**Disclaimer**

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