

Delegated Report		Analysis sheet		Expiry Date:		27/07/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2012/2962/P			
Application Address				Drawing Numbers			
Site at 2-12 Harmood Street and 34 Chalk Farm Road Harmood Street London NW1 8DJ				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details in relation to condition 2(a) (samples and manufacturers specifications of all facing materials) of planning permission 2008/2981/P decided 23/09/2008 for the erection of a part 2, part 4-storey building with two basement levels to provide student accommodation.							
Recommendation(s):		Refuse					
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 application relates to a site located between Harmood Street and the rear of residential properties in Hartland Road. The site has been cleared and is enclosed by hoardings. It is situated behind a petrol filling station fronting Chalk Farm Road. The site also incorporates a 3-storey building fronting Chalk Farm Road adjacent to the Lock Tavern Public House. The site is not within a conservation area, but the Harmood Street Conservation Area (designated in 2005) adjoins the site to the north and includes those properties to the west, on the opposite side of Harmood Street. Most of the site is located within the Kentish Town Area and the part of the site fronting Chalk Farm Road is within the Camden Town Centre.

Relevant History

23/09/2009 - **p.p. granted** (2008/2981/P) - Erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).'

08/06/2009 - **approved** (2009/1976/P) - Details of ground investigation for soil and groundwater contamination and landfill gas pursuant to Condition 9 of planning permission dated 23/09/08 (Ref: 2008/2981/P) for the erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).

14/07/2009 - **withdrawn** (2009/2404/P) - Details pursuant to conditions 2 c) (drawings of proposed railing details on Harmood Street), condition 3 (drawings of proposed type and areas for the 110 cycle spaces), condition 5 (drawings and details of green roofs including details of maintenance programme), condition 6 (New Leaf drawings to show details of hard and soft landscaping) and condition 8 (details of type and location of bird and bat boxes) for planning permission granted on 23/09/2008 (ref. 2008/2981/P) for the erection of student accommodation.

24/09/2009 - **withdrawn** (2009/3631/P) - for the details pursuant to condition 2c for detailed drawings of railings, condition 3 for details of cycle storage, condition 5 for details of green roofs, condition 6 for details of hard and soft landscaping and condition 8 details of bird boxes of the planning permission dated 23/09/2008 (2008/2981/P) for 'Erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).'

15/02/2010 - **approved** (2009/5964/P) - Details of railings and green roof pursuant to condition 2 part (c) and condition 5 respectively of planning permission dated 24/10/09 (Ref. No. 2008/2981/P) for (Erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).

8/11/2010 – **approved** (2010/5199/P) - Non-material amendment (relating to which bedrooms provide the 20 wheelchair bedrooms and internal alterations to staircore 1, the boundary to the Lock Tavern public house, the basement bike store and laundry, the ground floor reception and the landscaping at lower ground floor level within the lightwells) to planning permission granted subject to S106 agreement dated 23 September 2008 (ref. 2008/2981/P) for the erection of a part 2, part 4-storey building with two basement levels to provide student accommodation comprising 192 self-contained study rooms and ancillary facilities (Sui Generis) (following demolition of existing buildings).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 – Conserving Camden's Heritage

Assessment

Condition 2 required:

Detailed drawings and/or samples of materials (as appropriate) in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) samples and manufacturers specifications of all facing materials;

Following on from the previous approval of this condition (2012/1511/P) two materials remained outstanding. This was for cladding material to the stair tower, cladding materials for the rear (east) elevation of the Harmood Street block and the block facing onto Chalk Farm Road.

These materials have now been inspected on site.

East elevation/Chalk Farm Road elevation cladding

The approved drawings for the east elevation show full height glazing which would be applied with a film (in a leaf print). The block facing onto Chalk Farm Road would be clad in printed panels. The only material submitted is a panel of metal cut into leaf shapes. It was advised verbally by the applicant that this would be applied to a render background into which windows would be inserted. The materials submitted differ from those approved and an application for a discharge of condition is not the correct mechanism for revising the application. It was advised on the previous application (2012/1511/P) that changes to the approved scheme would require an application to be made to amend the scheme first. As no application has yet been submitted to the Council the materials have not been assessed as they fall outside the scope of this approval of details application.

Cladding to stair tower

The stair tower has already been constructed in concrete and it is proposed to clad this in a metal grille pattern. The grille itself is of little architectural quality and appears very utilitarian (it could be used for reinforcing concrete rather than as an external feature). Something with more architectural quality (such as a basket weave) could be acceptable.

When applied properly such features can give a sense of depth, shadow and interest to the façade. Given their high degree of transparency the grilles will do little to conceal the stark, unsympathetic concrete stair tower behind. The grille should be the visible element of the stair tower and hide the structure behind.

As the stair tower cannot be seen in the context of the Harmood Street Conservation Area it is not considered to harm the setting.

Recommendation

The application is recommended for refusal for both samples submitted.

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