

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/06/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2012/2226/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
30A Highgate Road London NW5 1NS				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 fixings to external façades, hard and soft landscaping (except for entrance gate) and cycle storage, pursuant to conditions 5, 8 and 16 respectively of planning permission dated 3/2/12 (ref. 2011/5391/P) for redevelopment of the site and erection of 2 buildings providing 9 self-contained residential units (Class C3) and 593m2 of business floorspace (Class B1) following demolition of existing buildings.							
<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> <small>*Please Specify</small>	-						

### Site Description

Cul de sac courtyard enclosed by B1 workshop buildings, awaiting redevelopment for business and residential units following recent permission- see history. Not in a conservation area.

### Relevant History

3.2.12- planning permission granted for redevelopment of the site and erection of 2 buildings providing 9 self-contained residential units (Class C3) and 593m2 of business floorspace (Class B1) following demolition of existing buildings

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development  
CS11 - Promoting sustainable and efficient travel  
CS14 - Promoting high quality places and conserving our heritage  
CS15 - Protecting and improving open spaces & encouraging biodiversity  
CS16 - Improving Camden's health and well-being  
CS17 - Making Camden a safer place  
DP17 - Walking, cycling and public transport  
DP24 - Securing high quality design  
DP25 - Conserving Camden's heritage  
DP26 - Managing the impact of development on occupiers and neighbours

### CPG 2011

### Assessment

4 conditions are applied for discharge-

5- No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external facades of the buildings, without the prior approval in writing of the Council.

Various gutters, downpipes and other rainwater goods are proposed on the internal and external elevations, plus small vent flues on the roof. These are very small and typical service features to be found on buildings and they are considered acceptable and appropriate in this context.

8- No development shall take place until full details of hard and soft landscaping, green walls, lighting, entrance gates, and means of enclosure of all un-built, open areas have been 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.

Climbing plants are proposed on a freestanding feature fence panel against the garden walls alongside the entrance driveway; unfortunately the Council as owners of the adjoining block of flats are unwilling to allow climbers on their flank wall (where a green wall was originally envisaged) and there is no space to accommodate a landscaping strip in this very narrow driveway at the entrance. In the circumstances this is acceptable. The entrance drive and courtyard will be paved with block paving. The internal courtyard between the 2 new blocks will be soft landscaped with a variety of low shrubs and plants plus 3 trees (amelanchier, birch and cherry) which are appropriately sized for this intimate courtyard where it is important to not shade the adjoining flats.

Various small wall-mounted lighters and bollard lights are proposed to illuminate the entrance driveway and internal courtyard respectively- these will not be bright or intrusive to neighbours.

Details of the entrance gate at the corner of the covered servicing area are still awaited and this should be reserved for later discharge.

13- No development shall take place until:

a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and

b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.

All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

The submitted report is considered unacceptable to environmental health officers; however they have agreed that, in the circumstances due to almost total site coverage constraining a proper site investigation, the existing buildings can be demolished in advance of this condition's discharge and further investigative work carried out before resubmission of a more comprehensive report for final discharge. The applicant has thus confirmed that this condition is now omitted from this application.

16- Before the development commences, details of the proposed cycle storage area for 19 cycles (14 for residential units and 5 for commercial units) shall be submitted to and approved by the Council. The approved facility shall be provided in its entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

A rack for 26 bicycles is proposed within the covered service area. This meets CPG standards in their design, location and size; it is protected from the elements and also secure by being behind an entrance gate to the whole courtyard.

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