

Delegated Report		Analysis sheet		Expiry Date:		25/05/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2012/2026/P			
Application Address				Drawing Numbers			
Kentish Town Sports Centre Former Engineers Building 22 Grafton Road London NW5 3DU				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 7 (sound insulation) and 19 (hard and soft landscaping), of planning permission 2007/4426/P dated 13/05/2008 (for Refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses) in relation to the Former Resident Engineers Building (3 x 2-bed flats).							
Recommendation(s):		Grant					
Application Type:		Councils Own 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:		None required					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises the Grade II listed public baths and leisure centre owned by the Borough of Camden and related redundant land and buildings for residential development. These particular details relate to the Former Resident Engineers Building which is part of the Sports Centre building but forms an element of the development which comprises a conversion to 3 shared-ownership flats. The site is located within the Inkerman Conservation Area.

Relevant History

Council Own Planning Permission and Listed Building Consent granted 13/05/2008 for **Refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.** (2007/4426/P and 2007/4428/L). Draft S106 to be signed by the selected developer as a condition to implementation of the residential parts of the scheme (which will be contracted out externally). This covers relevant contributions, affordable housing (i.e. 3 units for shared ownership), car-free housing on the Prince of Wales flats, construction management plan, post-construction BREEAM statement and community working group for construction management.

Approvals of details have been issued in respect of discharging conditions 2 (energy strategy), 3(ii) (new glazed doors to PoW Rd elevation), 5 (partial details of bat boxes), 6 (feasibility for a green roof), 12 (soil and groundwater investigation), 16 (construction management plan for the sports centre) 18 (community working group) and 19 (landscaping). Partial discharge/removal of condition 4 (BREEAM assessment) was granted under reference 2008/2362/P on 30/03/09 subject to replacement condition 1 requiring submission of BREEAM final code certificate.

28/09/2010 -Condition 21 (requiring a section 106 agreement to be entered into covering various matters relating to the residential development) was varied to more clearly define the heads of terms required for the 2 residential components of the development to be built out/fitted by third party developers and secure the relevant requirements for the PoW Road flats by condition for the Council to act as developer. (2010/4273/P).

Details pursuant to planning permission 2007/4426/P (granted on 13/05/2008) are still outstanding in respect of conditions 4 (as amended by permission ref 2008/2362/P granted on 30/03/09 and requiring a final BREEAM certificate for the Sports Centre), 14 (travel plan for the Sports Centre), 15 (service management plan for the Sports Centre) and replacement condition 21A (as imposed in response to the section 73 application ref 2010/4273/P approved on 28/09/2010 requiring the signing of a legal agreement for the Grafton Road flats).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - promoting high quality places and conserving our heritage, CS15 – parks, open spaces and biodiversity, DP6 – lifetime homes and wheelchair homes, DP24 – securing high quality design, DP25 - conserving Camden's heritage, DP28 - noise and vibration.

Assessment

The submitted details relate to conditions 7 (sound installation) and 19 (hard and soft landscaping) for the part of the Sports Centre development comprising the conversion of the former Resident Engineers Building into three shared ownership flats.

The submission originally included confirmation of a Legal Agreement being entered into in respect of the units being provided as shared-ownership affordable housing in order to satisfy the requirement of condition 21 (part Ai as per the variation of condition ref. 2010/4273/P granted on 11/08/2010). However this aspect has been withdrawn from the application as the Section 106 agreement cannot be completed due to the sale of the building not yet being concluded. This aspect has now been combined into a separate submission together with the details of a Sustainability Plan, also required to satisfy condition 21 (part Aii).

Condition 7 states:

Before the use of any of the flats within either the Prince of Wales Road part of the building or the Grafton Road building commences, sound insulation shall have been provided for these flats in accordance with a PPG24 Noise Assessment to be first approved by the local planning authority.

Reason: To protect the occupiers of the premises from noise arising from the Sports Centre in accordance with the requirements of policies SD6 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 7 was imposed with particular regard to noise from external plant in relation to the swimming pool and air conditioning equipment required for the Centre. The submitted details provide detailed sections of the external walls and windows to the block including specifications relating to the double glazing. The specification and acoustic details relating to this plant have already been approved under a previous submission. Environmental Health Officers have inspected the details and confirm that the proposed measures are acceptable to prevent ingress of external noise beyond standard levels.

Condition 19 states:

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. 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 B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The new development replaces a building which covers the whole of the site, so any soft landscaping would be an enhancement over the existing conditions. The garden is largely hard standing but has planting borders which will allow residents to grow their own choice of plants. Some planting, including climbing species, will be incorporated which will provide a level of visual amenity for residents and biodiversity provision for insects.

It would be worth adding an informative requiring the hard standing be of a permeable construction to provide sustainable drainage of the site.

It is considered the details are acceptable and it is recommended they are approved.

Lifetime Homes

Also included with this approval of details application are floor plans of the internal layout of the flats and a schedule relating to the 16 Lifetime Homes criteria which indicates that a number of the criteria will not be met due to the nature of the building and its listed status. This is relevant to condition 11 of the main permission which required all the residential dwellings to meet Lifetime Homes standards to

the extent as described in the submitted Design and Access Statement. The criteria not complied with include those which require level entrances and window glazing beginning at eye level when seated. It has already been noted in the main application committee report that these would not be achieved due to unacceptable interventions being required with the listed building such as altering window proportions and losing entrance steps. The details as initially submitted indicated that the criterion relating to bathroom layout would also not be met. However this has now been overcome in discussion with officers and a revised floor layout drawing has been submitted to address this. The flat layouts as indicated are therefore still considered to be in compliance with condition 11 and therefore would not represent a material amendment.

Recommendation: Grant approval of details in respect of conditions 7 and 19 for the Resident Engineers Building

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