

Delegated Report		Analysis sheet	Expiry Date:	18/05/2012
		N/A / attached	Consultation Expiry Date:	17/05/2012
Officer		Application Number(s)		
Neil McDonald		A) 2012/1546/P B) 2012/1549/P C) 2012/1571/P		
Application Address		Drawing Numbers		
Kentish Town Sports Centre Prince of Wales Road London NW5 3DU		Refer to draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>A) Details of glazing materials of new town houses (condition 3iv), habitat enhancement (condition 5), hard and soft landscaping (condition 19) and construction management plan and sustainability statement for town houses to be secured as part of a Section 106 Agreement (condition 21D iii and iv) pursuant to planning permission granted on 13/05/2008 (Ref: 2007/4426/P) 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.</p> <p>B) Erection of 2 x 3-storey town houses (Class C3) on vacant site fronting Willes Road as an amendment to planning permission granted on 13/05/2008 (Ref: 2007/4426/P -for refurbishment and restoration of the sports 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 and 1 x 4 bed town house on Grafton Road and 3 x 3 bed town houses on Willes Road).</p> <p>C) Erection of 1x 3-bed, three-storey town house (Class C3) on vacant site fronting Grafton Road as an amendment to planning permission granted on 13/05/2008 (Ref: 2007/4426/P -for refurbishment and restoration of the sports 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 and 1 x 4 bed town house on Grafton Road and 3 x 3 bed town houses on Willes Road).</p>				
Recommendation(s):		<p>A) Grant Approval of Details B) Grant Planning Permission subject to Section 106 Agreement C) Grant Planning Permission subject to Section 106 Agreement</p>		
Application Type:		<p>A) Approval of Details B) Full Planning Permission C) Full Planning Permission</p>		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	02	No. of responses	0	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>For the applications for full planning permission letters of notification to adjoining occupiers were sent and the following public notices posted: Site notice 19/04/12 – 10/05/12 Press notice 26/04/12 – 17/05/12 No responses to the above were received</p> <p>No letters or notices were posted in respect of the approval of details application.</p> <p>Thames Water confirm that they have no objection to the application. They advise that Thames Water will aim to provide a minimum water pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the development. Prior approval should be sought from Thames Water where the developer proposes to connect to the public sewer and should any building works fall within 3 metres of the shared pipework outside the property boundary Thames water should be contacted. (For more information please refer to www.thameswater.co.uk). This should be attached as an informative.</p>					
CAAC/Local groups* comments: *Please Specify	There is no CAAC for the Inkerman Conservation Area					

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 applications relate to land that is now cleared of buildings to the north side of the leisure centre fronting Grafton Road and Willes Road. 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 3 iv & v (Glazing materials and roof details to town houses), 4 (as amended by permission ref 2008/2362/P granted on 30/03/09 and requiring a final BREEAM certificate), 5 (full details of bat boxes –for the town houses only), 14 (travel plan), 15 (service management plan) and replacement conditions 21A & D (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 town houses and Grafton Road flats).

Relevant policies

LDF Core Strategy and Development Policies

CS5 – managing impact of growth, CS6 – providing quality homes, CS11- sustainable travel, CS13 - tackling climate change through promoting higher environmental standards, CS14 - promoting high quality places and conserving our heritage, CS15 – parks, open spaces and biodiversity, CS17 – safer places, CS18 – waste and recycling, CS19 – delivering and monitoring the Core Strategy, DP2 – making full use of Camden's capacity for housing, DP5 – homes of different sizes, DP6 – lifetime homes and wheelchair homes, DP16 - transport implications of development, DP17 - walking, cycling and public transport, DP18 - parking standards and limiting the availability of car parking, DP22 - promoting sustainable design and construction, DP23 – water, DP24 – securing high quality design, DP25 - conserving Camden's heritage, DP26 - managing the impact of development on occupiers and neighbours, DP28 - noise and vibration, DP31 – open space and outdoor recreation.

Supplementary Planning Policies

Camden Planning Guidance 2011

Strategic and Government Policy

National Planning Policy Framework 2012

Assessment

Background

A Council's-own planning application (2008/4426/P) to refurbish the sports centre and to provide 10 self contained flats converted from surplus parts of the building and 4 x 4 bed town houses at the rear of the site fronting Grafton Road and Willes Road was granted by the Development Control Committee on 13th May 2008. The sports centre part of the development has been carried out by the Council and completed in 2010, whereas the residential parts are in varying stages of development being carried out by various parties.

It was always intended that the parts of the site subject to the permission for town houses and part of the flats be sold off to private residential developers. This was in order to make up part of the funding for the Sports Centre refurbishment. The developers would then implement the relevant parts of the planning permission having first cleared the necessary conditions on the main planning permission as they relate to the relevant parts of the development. One of the conditions (condition 21) refers to the need for the developer to enter into a section 106 agreement for a construction management plan (CMP), a sustainability statement and contributions towards education and public open space.

The current applications relate to the areas of the site fronting Grafton Road and Willes Road which are cleared plots of land awaiting the development of the town houses. These parts of the site are in the process of being disposed of to a private developer who is now the applicant.

The original proposal included the provision of 1 x 4-bed town house for the Grafton Road site and 3 x 4 bed townhouses for the Willes Road site. Following a renewed survey of the site this has been found to be slightly narrower than originally thought which has necessitated revising the proposals. The applications are to discharge the necessary conditions on the main planning permission in conjunction with obtaining planning permission for the required amendments to the town houses that have already been approved.

Amended residential mix and layout

The residential mix now proposed comprises one house on Grafton Road (1 x 3-bed); and two houses on Willes Road (1 x 4-bed and 1 x 3-bed). The amended mix provides one less dwelling unit but reflects the actual capacity of the site for the form of development originally granted (i.e. town houses). The houses provide a good standard of accommodation and versatile layout on ground and two upper floors. The increased internal space made possible through the omission of one unit and the reduction by one bedspace on Grafton Road have allowed for better proportioned room sizes for dwellings of this size. There are no basements proposed. They each have a rear garden and rear first floor level roof terrace. The approaches to all entrances are level or gently sloping (less than 1:12 incline). The units have all been designed to lifetime homes standards as demonstrated in the Lifetime Homes Compliance Summary included in the Design and Access Statement.

External Design

The amended mix and layout has necessitated changes to the external design. The opportunity for further changes has also been taken to alter the design strategy by creating a closer blend between the proposed new town houses and the façade style of the existing adjacent residential terraces. The current permission is for a typology which is very different –and more overtly modern in appearance which had been considered acceptable due the contrasting architectural styles between the Sports Centre on one side and the existing terraced houses on the other.

It is considered that such an approach is appropriate in principle and has been made more possible as the plot widths more closely match the other houses. However care should be taken to ensure that the design of the new houses does not appear as a pastiche which will jar with the rhythm of the adjacent residential buildings and harm the character and appearance of the Inkerman Conservation Area. In order to ensure a satisfactory detailed design, certain amendments have been made to the

applications at the request of officers. These are summarised below:

Grafton Road

On Grafton Road the proposal is for one house joined to an existing terrace which the proposed house attempts to complete. The following amendments have been considered in conjunction with the scheme architect and revisions submitted unless where indicated:

- The position of the door and window at ground floor level has been switched to reflect the arrangement of the houses in the adjacent terrace. Although the door is in line with the windows above which differs from the remainder of the terrace which is not in line, it is considered appropriate since this ends the terrace with a clear line and avoids clashing with the door of the Sports Centre.
- A timber door with door light is now proposed in place of a metal door without a doorlight. This is now more in character with the proposed design and the adjacent terrace.
- Introduction of railing detail to front boundary to continue boundary line of adjacent terrace.
- The staircase on the first floor has been slightly off-set from the window. Whilst still visible, this arrangement could not be avoided without undue detriment to the efficiency of the internal layout. It is also not atypical to other properties in the area so can be accepted.
- Whilst the straight parapet differs from the adjacent terrace which is indented and rendered, this has been kept straight to link with the feature coursing of the Sports Centre
- The discrepancy between the elevation drawings (which originally showed the upper floor windows the same distance from both party walls) and the plans which show the windows slightly offset have been corrected by amending the plans
- It should be noted that the rear “extension” has been increased in size from the original to project approximately 2 metres further into the rear garden, this has been in order to retain a proportionate living area to the remainder of the house. There are precedents for this size of extension elsewhere along the Grafton Road terrace and still retains a garden of over 5 metres in length which is acceptable.

Willes Road

In contrast to Grafton Road, Willes Road is characterised by semi-detached pairs or groups of three. The design intention in this case is to form a group of three with the existing house at 17 Willes Road. Such an approach better reflects the overall rhythm and plot widths of Willes Road and is an improvement over the approved three terrace houses. Historically it would appear No. 17 was paired with another building rather than completed a terrace of three. However, it is considered that there is enough variation in the street scene that the design does not have to recreate the original pair or be an exact scholarly replica in terms of the detailing (eg moulded stucco work and sash windows). The following amendments have been made to ensure a comfortable relationship between the proposal and the rest of streetscene:

- More vertical proportions to ground floor windows (similar to 17)
- Front door on the left hand house widened to match that on opposite side
- The balcony railings lowered on the first floor to match 17. They are also shown on the first floor plan to line through with number 17.
- Introduction of railing detail to front boundary to continue boundary line of adjacent terrace.
- Recess increased in width to provide greater definition could be made between the two new houses.

In the light of the above revisions the proposed schemes are considered an appropriate amendment of the existing planning permission in design terms

Amenity

The proposals keep largely within the envelope of the existing permission in respect of these town houses. As an additional feature the proposals have included timber privacy screens to a height of 1.8 metres above the level of the first floor rear roof terraces to ensure the amenities of neighbouring

dwellings are protected. These should be conditioned to be fixed in place prior to occupation and retained. The increased length of the ground floor rear 'extension' to the proposed Grafton Road house is not considered to raise any adverse amenity issues since it is below the level of the existing boundary wall with the adjacent property.

Refuse and recycling storage will be accommodated within timber bin-stores to be located within the front forecourt of each town house which is acceptable.

Transport

The town houses were not subject to any car-free agreement in the existing planning permission due to Grafton and Willes Roads not being particularly heavily parked. Furthermore the number of units is proposed to be decreased so it is considered that it would not be reasonable to insist on any car-free agreement now.

A legal agreement for a construction management plan (CMP) for the building of the town houses was made a requirement of condition 21(iii). A construction management plan has been submitted with the applications to address this requirement and a section 106 agreement entered into. Amendments to the CMP have been made incorporating details of the size of service vehicles, and timing of deliveries and provisions for public consultation. This is now acceptable and condition 21(iii) may be discharged.

Cycle storage was originally to be included in the rear garden sheds indicated for each town house in the original proposal, which are now not to be included. However there is considered to be ample opportunity given the size of the proposed units for cycles to be accommodated internally.

Sustainability

Sustainability statements were included with each of the applications as required by condition 21(iv). These confirm that the proposed dwellings set out to meet the requirements of the Code for Sustainable Homes, Code level 3 and current best practice. The statement also confirms that the dwellings are targeted at meeting 50% in each of the subcategories Energy, Water and Materials which is in line with CPG3. The original permission originally provided for solar panels on the roof using angled upstands above parapet level, which were not ideal from a townscape/design point of view –although acceptable given the priority accorded to including a renewable energy source within the development. This is not considered compatible with the currently proposed design. However the use of an air source heat pump has been found feasible for use with the dwellings and is proposed to be included. The methodology achieves a reduction in emissions of over 12% and 13% for the Willes Road and Grafton Road dwellings respectively which is welcomed.

The section 106 agreement for the proposed dwellings has been signed securing the Sustainability Plan and Post Construction Review enabling discharge of condition 21(iv) in respect of the proposed town houses.

Landscaping and habitat enhancement

Condition (5) requiring details of habitat enhancement was originally part-discharged for the main Sports Centre Refurbishment but full discharge was reserved until measures for incorporating bat boxes on the garden shed structures to be located within the rear garden. These garden sheds are now not included in the applications. However details are submitted of measures for incorporating bat bricks within the rear parapet of the houses and these are acceptable.

Condition (19) hard and soft landscaping is considered to be satisfied by the railing and paved forecourt details shown on the submitted plans, and the rear gardens which are to be predominantly laid to grass with border planting. The soft landscaping to the rear gardens will assist in reducing rainwater runoff from the site which has been addressed further in the Sustainability Statement.

Conditions 19 and 5 can therefore be discharged in respect of the proposed town houses.

Windows and materials

Condition 3 of the original permission stated that *“Notwithstanding the details shown on the submitted drawings, revised details shall be submitted of ... (iv) Glazing materials and details to new town houses in Grafton Road and Willes Road”*

The concern in this regard was the previously proposed use of coloured glass which was not considered appropriate. Detailed glazing profiles have been submitted confirming frame thickness (70mm) and that the windows will be of clear glass in aluminium frames. However the full details of windows including cills, frames and glazing bars are not included.

These items, together with other detailed matters of design finishes and materials should be conditioned for any permission granted in respect of the amended dwellings.

For the purposes of condition 3(iv) on the original permission, however, the submitted detail is satisfactory and this can be discharged.

Condition 3(v) required details of the size and location of the mono-pitched roofs to the town houses where the solar panels were previously intended to be installed. These are now not included and therefore condition 3(v) can be also be considered as discharged.

Financial contributions

The necessary financial contributions towards education and public open space which are required prior to implementation have been made the subject of a signed section 106 Agreement thereby satisfying condition 21D parts i) and ii).

Recommendation: Approve details (application A) and grant planning permission subject to a section 106 agreement in respect of applications B and C

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