

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>26/04/2012</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>4/4/2012</b>

<b>Officer</b>	<b>Application Number(s)</b>
Hugh Miller	2012/1418/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Gillfoot, Hampstead Road and Dalehead & Oxenholme, Harrington Square London NW1	Refer to draft decision notice.

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

### Proposal(s)

Installation of 3 bicycle storage compounds to store 30 bicycles each outside Dalehead, Gillfoot and Oxenholme residential tower blocks (Class C3).

<b>Recommendation(s):</b>	<b>Grant</b>
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<b>Application Type:</b>	<b>Councils Own Permission Under Regulation 3</b>
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site Notice displayed 14/3/2012, expired 4/4/2012.  No responses were received.					
<b>CAAC/Local groups comments:</b>	N/A.					

### Site Description

The application relates to a Council housing estate 'Amphill Square Estate' situated between Hampstead Road, Lidlington Place and Eversholt Street. The Estate comprises three x 21-storey tower one x 7-storey block, six x 6-storey blocks and a number of low-rise buildings and commercial units. Part of the Estate grounds are identified as Public Open Space in the LDF. The site is not within any Conservation Area.

### Relevant History

- January 2012 PP Granted - Erection of pitched roof canopies above front and rear entrances and exits as replacement for existing canopy; new entrance and exists enclosures including relocated doors to entrances, exits and refuse store to the three residential tower blocks (Class C3); ref. 2011/6279/P
- August 2007 – PP granted - Enclosure of the undercrofts of Gillfoot, Dalehead, Oxenholme and Holmrook to provide a secure entrance and areas for new plant and refuse containment; ref. 2007/2533/P.
- May 2005 – PP granted - Community safety & environmental works to include new perimeter fencing with

controlled access; new lighting; refurbishment of play areas; new hard & soft landscaping; demolition of garages and stores; new parking areas; ref. 2005/1066/P

- June 1995 – PP granted - External alterations to three tower blocks (Gillfoot, Dalehead, Oxenholme and Holmrook); ref. 8500269.
- July 1986 – PP granted - Approval of details of colours to cladding. Two alternatives proposed as follows: Scheme 1: Stone type colour to the 5 vertical cladding projections on each corner and a terracotta type colour to the remaining areas of cladding. Scheme 2: A stone type colour to all; ref. 8600867

## **Relevant policies**

### ***LDF Core Strategy***

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

### ***Development Policies***

DP16 (The Transport Implications of Development)

DP17 (Walking, Cycling and Public Transport)

DP18 (Parking Standards and Limiting the Availability of Car Parking)

DP21 (Development Connecting to the Highway Network) (Highway Works)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

### ***Camden Planning Guidance 2011***

### ***NPPF 2012***

## **Assessment**

### ***Situation***

Gillfoot House, Dalehead House, and Oxenholme House are three identical residential tower blocks. All three blocks have recently gained planning permission to carry out alterations at ground level to their entrance/egress exists on both sides of each block.

### ***Proposal***

Installation of 3 bicycle storage compounds to store 30 bicycles each outside Dalehead, Gillfoot and Oxenholme.

### ***Design & appearance***

Three 'Hamble' Cycle Shelters with dimensions of 2.16m height x 2.86m width x 12.24m length is proposed to be located at ground floor level opposite the entrance of the three residential blocks. The shelter frame comprises steel hot dipped galvanised to BS EN ISO; finish to be Polyester powder coated to match the residential blocks (flame red, zinc yellow and traffic blue). Each shelter has a durable 5mm polyester clear cladding. Each shelter would provide 30 bicycle spaces – 90 in total and be lockable.

The overall size of the shelters are relatively small when taken in the context of the estate. Overall, the proposed coloured cycle shelters would complement and harmonise with the overall appearance of these modern tower blocks and are therefore considered acceptable.

### ***Public open space***

Policy CS15 states that the Council will protect and improve Camden's Parks and open spaces by protecting designated open spaces. Development will not be allowed on open spaces unless it is for limited development ancillary to a use taking place on the land and for which there is a demonstrable need. The cycle storage shelters are ancillary to the existing residential use and have been discreetly located close to each block are therefore considered acceptable development on public open space.

### ***Transport***

The Amptill Square Estate ground is secured by boundary railings and is overlooked by residential occupiers. The estate is accessed via gates controlled by electric locking mechanism. Additionally, the bicycles would be easily accessible by the owners due to the paved courtyard area and level access pathways and grass lawn areas of the estate ground. In this location therefore, the bicycle storage facilities are in compliance with LDF policies CS11 and DP17 and are considered acceptable.

### ***Amenity***

The proposed bicycle shelters would not impact upon any of the occupier's outlook, light or privacy given their height, location and siting.

## **Recommendation: Grant**

## **DISCLAIMER**

**Decision route to be decided by nominated members on Tuesday 10<sup>th</sup> April 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>