

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	09/04/2012
		N/A / attached		<b>Consultation Expiry Date:</b>	09/02/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Gavin Sexton			2011/6306/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Erskine Road London NW3 3AJ			Refer to 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>					
<p>Variation of condition 7 (development to be carried out in accordance with approved plans) of planning permission [ref 2010/5214/P granted on 15/12/10 for "the extension of existing office accommodation (Class B1) including the demolition and replacement of Block 5, alterations to Blocks 2 and 3, Leeder House and the caretakers' lodge and erection of four circulation cores between blocks" (abbreviated); Amendments relate to relocation of cycle store and plant to basement, reduction in size of basement, amendment to street elevation of the porters lodge, alterations to angle and location of photovoltaic roof panels and other minor amendments to elevations.</p>					
<b>Recommendation(s):</b>		Grant variation of condition subject to deed of variation to S106 agreement			
<b>Application Type:</b>		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	116	No. of responses No. electronic	03 00	No. of objections	03
Summary of consultation responses:	A site notice was placed on 13 <sup>th</sup> January 2012 for three weeks and an advertisement was placed in the Ham & High newspaper on 19 <sup>th</sup> January 2012.					
	Responses received from residents at 17a King Henry's Road; 97, 113, Regents Park Road, <ul style="list-style-type: none"><li>Appalled by what the council has granted for this project</li><li>Cannot determine from drawings what is proposed</li><li>It is very clear that there are a number of roof extensions being proposed and that concerns us a great deal.</li><li>Worried that this complex continues to get bigger and higher, overlooking our gardens, affecting our privacy, and our light.</li><li>There will be substantial noise pollution from the buildings electrical works (heat, air con, etc).</li></ul> <i>Note: The case officer contacted the resident and clarified the nature and form of the proposed changes.</i> <ul style="list-style-type: none"><li>No existing set of drawings appear to have been submitted.</li><li>Not all of the section drawings have the key plans.</li><li>Building numbers have not all been indicated in the sections.</li><li>Regent Park Road houses have not been indicated on some of the sections.</li><li>The scaled plans have no section lines indicated on them.</li><li>How will air be extracted from new plant room behind porters lodge?</li><li>The section appears not to show any ducts and the roof plan does not indicated where the extract grilles/ducts are.</li></ul> Noise report : <ul style="list-style-type: none"><li>View is that this configuration of microphones used in determining background noise levels does not document in sufficient detail the existing, manageable levels of background noise at this part of the site and that a possible increase in noise coming from the proposed plant and affecting our rear windows, may pass un recorded.</li><li>How will Council police and enforce the proposed noise control measures?</li><li>What happens if the noise level at the sign off is presented as acceptable and then increases after the planning conditions have been discharged?</li><li>Who will pay for a future test of the noise level should a need arise?</li></ul> <i>Note: No email or telephone contact details were provided on the letter from the resident.</i>					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC  1. We object strongly to the introduction of gates to this area, which has traditionally been open. Our objection is that the gates are damaging to the character and appearance of the conservation area, which here is one of openness and accessibility characteristic of the area. We understand that there may be the need to prevent opportunistic car parking but this can be controlled by rising bollards which allow a sense of openness and space.  2. The placing of the cycle store in the basement seems to be against the policy to encourage cycling. It is not clear to us where the space is, how it is accessed, and how big it is.					

	<p>3. We are concerned at the lack of details on the PV installation on the roof to Leeder House. This will have a significant impact on the character and appearance of the conservation area, and while we welcome the provision of alternative energy provision, we need to ensure that it does no harm to the character and appearance of the conservation area and to this important, prominent building.</p>
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### Site Description

The application site comprises a mews area with the main building on site known as 'Leeder House', which fronts onto Erskine Road and also 3 other low-rise buildings, known as Blocks 2, 3 and 5. A further Block 4 [which houses the Triyoga] is not included in this scheme. The site lies on the north eastern side of Erskine Road. Access to all buildings is via the mews, which is used by both pedestrians and vehicles.

The buildings are not listed but the site falls partially within the Primrose Hill Conservation Area (CA), with Leeder House and Blocks 3 and 4 in the east of the site within the CA. The site is mainly in office (class B1) use, and includes mainly design and sound recording/TV production studios. The area is surrounded by residential properties to its south-west, north and south-east, with shops and other business to the ground floor of the Regent's Park Road parade.

### Relevant History

**Dec 2010:** Planning permission was granted (2010/5214/P) for *"Extension of existing office accommodation (Class B1) to accommodate an additional (1473sqm) floorspace including the demolition and replacement of Block 5 with a part 2/part 3-storey building plus enlarged basement, a roof extension and alterations to the elevation of Block 3, roof extension and alterations to elevations of Block 3, alterations to the rear elevations of Leeder House and the caretakers' lodge and erection of four core blocks (providing circulation and services) between the caretakers lodge and Block 2 (3-storey), between Blocks 2 & 3 (3-storey), between Leeder house and Block 5 (5-storey) and between Blocks 4 & 5 (3-storeys)."*

### Relevant policies

#### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)  
CS13 (Tackling climate change through promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS19 (Delivering and monitoring the Core Strategy)

DP13 (Employment sites and premises)  
DP17 (Walking, cycling and public transport)  
DP22 (Promoting sustainable design and construction)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP27 (Basements and lightwells)  
DP28 (Noise and vibration)

## Assessment

The application proposes to amend the scheme as follows:

1. Move the cycle parking from ground floor behind the porters lobby to the basement of block 5 with attached shower facilities. The pavement lights above the lightwell to block 5 would be replaced in part by an open stairwell to allow access to the cycle parking, via a large landing area and shallow bike ramp to assist in guiding cycles down to the basement.
2. Add louvred doors to the porters lodge on the Erskine Road elevation for the refuse store and new substation. The refuse door would open inwards and the substation door, which would only require occasional access and would open outwards. Details of the door design would be submitted as part of condition 14 at a later date.
3. Replace flat roof above toilet facilities in core to rear of Leeder House with a green roof.
4. Remove plant equipment from cores 2, 3 and 4 and place it in courtyard side of basement with acoustic grille above. A noise report was submitted to address the altered plant location.
5. Reduce number of solar panels on roof of building five and replace remainder of flat roof space on courtyard side with green roof.
6. Add one window at each of second and third floor rear elevation of Leeder House, immediately adjacent to consented windows in location of existing fire escape.
7. Mount photo-voltaic panels on lightweight frames at 30 degrees to the horizontal to maximise the benefit from the southern aspect.
8. Add a louvred vent to courtyard elevation at peak of roof on building five
9. Add six louvres to the side elevation of Leeder House facing the entrance way
10. Reduce the size of the proposed basement under block 5. Previously the function of the basement was indicated as office use with some ancillary plant equipment, lit by a lightwell on the courtyard side. It would now become the plant room for the majority of the development and would also house the cycle store. A secondary entrance would be removed and the basement would be moved away from the boundary in places and reduced in size by approximately 20-30%.
11. Add air handling units internally to the offices blocks.

During the course of the assessment further details were received in respect of :

- Details of the mounting frames for the photovoltaic panels
- Further details of the acoustic properties of internal air handling units
- Three amended existing drawings were submitted following more accurate site surveying : the changes to these drawings are also reflected in amended proposed drawings where existing features are to be retained
- The addition of an area of plant at roof level to Leeder House has been removed
- The proposed gate elevation was removed from the drawings
- A visitor cycle stand was added at ground floor level in the courtyard

## Design

The drawings have been annotated with 'change bubbles' which aid in distinguishing between the approved and the proposed amendments. A number of revised drawings assist in clarifying the proposed alterations. The amendments to the angle of the solar panels, raising them at 30degrees to a maximum height of 800mm at 1.5m intervals, would be evident from upper floors of neighbouring properties and potentially from within the courtyard. However the changes are not anticipated to be visible from the street. The frames themselves would add little visual bulk to the panels. It is considered that the panels would not have an adverse impact on the appearance of the buildings on which they would be mounted, nor would the additional height or bulk have any significant impact on the outlook, daylight or sunlight amenity enjoyed by neighbours.

The addition of the two doors in place of windows to the front elevation of the Porters Lodge onto Erskine Road are relatively minor alterations and are acceptable. The original committee report stated that *"the main entrance way would become gated with out of hours access provided via a fob scheme and entryphone system as there is unlikely to be an on-site porter. Design details of the gate would be sought by condition"*. The principle of a

gate to the commercial courtyard has therefore been agreed, however the details of the gate and other boundary treatment would be secured by condition 14 of the original permission ("*The details of the main entrance gate and any other changes to the Erskine Road boundary treatment shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*"). It is not considered to be inappropriate for a commercial premises in a setting such as Primrose Hill to be gated in some manner.

The addition of more green roof area is welcomed. Details would be secured under condition 8 to the original permission.

The proposals do not add any significant additional height or bulk to any proposed buildings and the changes to the elevations would be minor in impact and would preserve the character and appearance of the Conservation Area.

### **Amenity**

An acoustic report has accompanied the application. It provides details of the ambient noise conditions and identifies mitigation measures to limit the impact of the noise breakout from the plant in the basement and the rear of the porters building. Environmental Health officers have commented that the noise report is acceptable. Further details have been provided in respect of the specification for the internal air handling units and the silencers to be fitted with them. Condition 4 of the original permission requires all plant equipment to be fitted with acoustic mitigation measures as set out in the approved Acoustic report. Furthermore two other noise conditions require the fitting of timeclocks to restrict the noise level of night-time operation and to ensure that the Council's 5 and 10dB noise requirements are adhered to.

It is considered that the extant conditions, which would remain in place and enforceable for the duration of operation, combined with the acoustic details provided, would mean that the relocation of the plant and the addition of air handling units with cladding, anti-vibration mounts and silencers is acceptable in terms of policies DP26 and DP28. The relocation of much of the plant equipment from the upper levels of the cores to the basement and to the new pant room to the rear of the Porters Lodge (adjacent to a tall wall on the boundary with Regents Park Road) is likely to reduce the potential noise impact on local residents.

The addition of new windows at 2<sup>nd</sup> and 3rd floor level to the rear of Leeder House, adjacent to the existing, would not introduce any significant additional overlooking of properties to the rear.

### **Cycle parking**

Policy DP17 encourages cycle parking to be provided at ground level unless level access is provided where it is situated elsewhere. The aim of this policy is to reduce the barriers to promoting cycling. The applicant has relocated the cycle store to a basement location which would be accessible by bicycle ramp on a shallow incline with a large landing area at top and bottom to aid manoeuvrability of cycles. The provision of showers and a changing area within a more spacious cycle storage environment is likely to encourage cycling amongst employees and is welcomed. The applicant has also agreed to provide an additional visitor cycle stand at ground floor which would increase the total provision to 30 cycles, which is 7 more than was originally required. Overall it is considered that the revised form of cycle provision would not inhibit the promotion of cycling and is acceptable.

### **Summary**

The application proposes a number of small changes which have come about following the development of the proposals to the next stage of detail and space planning.

Overall the proposals include a number of small changes which would have limited impact on the character and appearance of the host buildings or the Conservation Area. They would also have limited impact on the amenity of neighbours and are acceptable.

The condition identifying the approved drawings may therefore be amended to reflect the changes hereby approved. As the development has not yet been implemented the s106 legal agreement accompanying the original application will require a deed of variation.

**Recommendation:** Grant subject to s106 legal agreement.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 26<sup>th</sup> March 2012. For further information see**

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