

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/02/2012	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Bethany Arbery				2011/6425/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
59 Maygrove Road London NW6 2EE				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>				
<b>Proposal(s)</b>							
Detail of screening pursuant to condition 5 of planning permission granted 15/01/10 (2009/4598/P) for erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3).							
<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>	N/A						
<b>CAAC/Local groups comments:</b>	N/A						

## Site Description

The application site is 59 Maygrove Road which is located on the north side of the street, at its junction with Barlow Road. The site was originally occupied by a relatively low rise two-storey development which dated from the 1930s. Since the 1950s it had been used as a garage initially as a filing station and more recently for car repairs and MOT testing. The property which was vacant from at least 2007 has now been demolished in connection with an approved redevelopment scheme. The building was not listed and the site is not located within a conservation area. The site is located east of Kilburn Town Centre and has good access to shopping, leisure and other facilities. There are good public transport links to and from the site.

## Relevant History

### **2009/4598/P**

Planning permission was granted subject to a S106 agreement on 21/12/09 for erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop).

### **2010/2200/P**

Details of ground investigation and decommissioning of underground storage tanks pursuant to conditions 10 (a) and 11 of planning permission granted subject to S106 agreement on 21/12/09 (2009/4598/P) for the erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop) were approved on 03/06/10.

### **2010/2893/P**

Details of green roof and wall, landscaping and materials pursuant to condition 8 of planning permission granted subject to S106 agreement on 21/12/09 (2009/4598/P) for the erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop) were approved on 07/07/10.

### **2010/4031/P**

An application for non-material amendments to planning permission granted 17/12/2009 (ref 2009/4598/P for the erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats). Amendments relate to relocation of window on north elevation, alteration to window and insertion of door on West elevation, and internal alteration to flat layout, all at ground floor was approved on 17/08/10.

### **2011/3352/P**

Details of sample panel of elevational materials pursuant to condition 2 of planning permission granted 15/01/10 (ref: 2009/4598/P) for erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop) were approved on 25/08/11.

### **2011/6425/P**

An application was submitted on 12/12/11 for details of screening pursuant to condition 5 of planning permission granted 15/01/10 (2011/4598/P) for erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3). This application is currently under consideration.

### **2011/5874/P**

Details pursuant to condition 10 (b) and (c) (ground investigation and remediation report) of planning permission granted subject to S106 agreement on 21/12/09 (2009/4598/P) for the erection of part four, part five storey building to provide 15 x 1-bedroom supported housing units and 14 self-contained flats (1 x 3 bedroom, 6 x 2 bedroom and 7 x 1 bedroom) all affordable housing (Class C3) (following demolition of existing two-storey building previously used as a car repair workshop) were approved on 13/01/12.

## Relevant policies

### LDF Core Strategy and Development Policies 2010

- CS5 Managing the impact of growth.
- CS14 Promoting high quality places and conserving our heritage.
- DP24 Securing high quality design.
- DP26 Managing the impact of development on occupiers and neighbours.

### Camden Planning Guidance 2011

## Assessment

**Revisions:** The submitted drawings originally showed two types of screen one 1.5m in height and the other 1.8m in height. The condition specifically requires that the screening is 1.7m in height. The drawings have been amended so that the screening is the correct height, the design has not been amended.

In 2009 an application was submitted for redevelopment of 59 Maygrove Road. The proposed development included demolition of the existing vehicle repair workshop and the erection of a building comprising ground and first to fourth floor to provide 29 residential units (22 x 1-bedroom, 6 x 2-bedroom and 1 x 3-bedroom). All of the accommodation was to be affordable housing (a mix of social rented and intermediate) with 15 of the 1-bedroom units providing supported housing for people with mental health issues. Planning permission was granted on the 21/12/09 subject to conditions and the completion of a legal agreement.

This application relates to condition 5 of the approved planning permission which sought the submission of further details of privacy screening to the fourth floor level roof terraces. The proposed development includes a flat roof at fourth floor level which is to be subdivided and used as private outdoor amenity space in connection with Flats 11-14 and also to provide a communal roof terrace.

In order to ensure that the occupiers of these flats have adequate privacy and are not overlooked by people using adjoining roof terraces it was considered necessary to secure the provision of 1.7m high screening between terraces. Details of this screening has been provided, the screening takes the form of an ungalvanised steel frame to match other metal work on the building and panels of toughened laminated frosted glass. The proposed screening is considered to be acceptable in design and amenity terms.

**Recommendation:** Approve details.

### Disclaimer

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