

Delegated Report	Analysis sheet	Expiry Date:	30/01/2012
	N/A / attached	Consultation Expiry Date:	n/a

Officer			Application Number(s)
Amanda Peck			2011/6259/P
Application Address			Drawing Numbers
11 - 13 St Pancras Way London NW1 0PT			Refer to draft decision notice
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Details pursuant to condition 18 (waste storage and removal) of planning permission dated 03/10/2011 (ref. 2011/1586/P) for the erection of part 6, 7, 8 and 10 storey building comprising 3,877 sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors.

Recommendation(s):	Grant approval of details
Application Type:	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:	n/a					
CAAC/Local groups comments:	n/a					

Site Description

The application site relates to the existing Travis Perkins Builders Merchant site on St Pancras Way a short distance from the junction with Pancras Road, Crowndale Road and Royal College Street. Permission has recently been granted for the redevelopment of this site (see relevant history).

Relevant History

2011/1586/P Erection of part 6, 7, 8 and 10 storey building comprising 3,657 sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors. Granted following completion of S106 Legal Agreement 03/10/2011.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS18 – Dealing with our waste and encouraging recycling

DP16 – The transport implications of development

DP21 – Development connecting to the highway network

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal and assessment

Condition 18 states the following:

“Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.”

At the time the main application was assessed details had been provided showing the provision of a 72m² refuse and recycling storage area at ground floor level, adjacent to the main entrance, for use by the students. No specific storage facility was indicated for the ground floor commercial unit. The location of the student bin store was considered to be acceptable, but the condition was required to ensure that the details were acceptable and that provision was made for the commercial unit as well.

The proposal is for the following:

- Student accommodation - A 77m² refuse and recycling storage area at ground floor level accessed directly from St Pancras Way with a security coded door. The applicant has stated that each cluster flat and studio will be provided with waste and recycling collection areas in the kitchens along with areas in the common rooms. The students will be responsible for taking the waste from the kitchens and staff will be responsible for taking waste from the common areas to this ground floor refuse storage area. Staff will then ensure that the bin store is open prior to the kerb side collection taking place.
- Commercial unit - A 26m² refuse and recycling storage area at ground floor level adjacent to the internal service yard. The applicant has stated that staff will be responsible for taking the waste generated from the sales room and staff areas area to this refuse storage area ready for the refuse collection to take place. Refuse collection will be from the internal access road and not the kerb side and the internal access road has been designed to accommodate articulated lorries. Refuse generated from deliveries will be taken away on a daily basis.

Whilst the exact details of which size containers are to be used are yet to be agreed it is considered that the size and location, along with the access to these storage areas are appropriate. This has been confirmed by the Council's Environment Services team, who have assessed the proposals and liaised with the applicant.

An information will be added to the permission to denote that details in respect of conditions 5 (materials), 8 (plant details), 9 (sound insulation), 11 (landscaping), 13 (green roof), 20 (lighting), 21 (solar panels) and 22 (wheelchair units) are required to be submitted and are presently outstanding.

Recommendation

Grant approval of details

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