

Delegated Report		Analysis sheet		Expiry Date:		26/08/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Max Smith				2011/3001/P and 2011/3300/P			
Application Address				Drawing Numbers			
341-359 Finchley Road and 27 Lymington Road London NW3 6ET				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<ol style="list-style-type: none"> Submission of details pursuant to condition 10 (supplementary acoustic report for internal noise levels) of planning permission 2009/2914/P granted 15/09/2009 for the demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1). Details pursuant to condition 6 (plant, sound attenuation & acoustic isolation) of planning permission granted 15/09/09 (ref: 2009/2914/P) for the demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1). 							
Recommendation(s):		Discharge conditions					
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 No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None received to date.						
CAAC/Local groups comments:	None received to date.						
Site Description							
The site is located on the west side of Finchley Road at its junction with Lymington Road. Planning permission for the redevelopment of the site was granted on 15/9/2009. The site is currently being prepared for the approved redevelopment to take place.							
Relevant History							
2009/2914/P: Demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1); ancillary car parking and servicing; and associated works including landscaping. Granted 15/09/2009.							

2010/3774/P: Submission of details of a site investigation report pursuant to condition 11(a). Granted 26/11/2010.

2011/0592/P: Amendments to approved planning permission (2009/2914/P) for 9-storey residential block of 14 flats and 3-storey community centre including: increase in height of pavilion building, lowering of the piazza, increasing width of residential building, changes to plant and equipment enclosures and alterations to façade treatments and materials. Granted 06/06/2011.

2011/0630/P: Details of a water strategy and plans for water usage pursuant to condition 19 of planning permission dated 15/09/2009 (ref no: 2009/2914/P) Granted 27/04/2011.

2011/2991/P: Submission of details pursuant to condition 2 (detailed drawings/samples of materials, as appropriate), Granted 04/08/2011.

2011/3008/P: Submission of details pursuant to condition 22 (details of the proposed green/brown roofs), granted 11/08/2011.

Submission of details pursuant to condition 3 (details of proposed slab levels in relation to existing and proposed on site) of planning permission 2009/2914/P granted 15/09/2009 for the demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1). Granted 16/08/2011.

Submission of details pursuant to condition 14 (details of the construction of a surface water drainage system) of planning permission 2009/2914/P granted 15/09/2009 for the demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1). Granted 16/08/2011.

Submission of details pursuant to condition 23 (provision of a renewable building materials plan) of planning permission 2009/2914/P granted 15/09/2009 for the demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1). Granted 16/08/2011.

Relevant policies

LDF Core Strategy and Development Policies

CS13 – Tackling climate change through promoting higher environmental standards

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

Camden Planning Guidance 2011

PPG 24 Planning and Noise

Assessment

Details have been submitted in discharge of two conditions (in separate applications) attached to planning permission 2009/2914/P dated 15/09/2009.

Condition 6 states:

Before commencement of the development, details of plant to be installed [including sound attenuation and acoustic isolation from the structures] shall be submitted to and approved in writing by the local planning authority; and the approved details [including specified maximum noise levels] shall be thereafter implemented and maintained.

REASON: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policy SD7 of the Camden Replacement Unitary Development Plan 2006.

Condition 10 states:

Before commencement of the development, a supplementary acoustic report to demonstrate satisfactory internal noise levels, shall be submitted to and approved in writing by the local planning authority and the approved details shall be thereafter implemented and maintained.

REASON: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

Detailed acoustic reports has been submitted describing the items of plant to be installed and assessing their noise output compared to background levels. The reports also address how the proposed residential units would comply with the internal noise requirements of PPG24.

Following the submission of additional data and a review by a team of environmental health officers, the details are considered to be acceptable.

Recommendation: Discharge conditions.

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