

Delegated Report		Analysis sheet		Expiry Date:		04/10/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sara Whelan				2011/4033/P			
Application Address				Drawing Numbers			
St James House 10 Rosebery Avenue London EC1R 4TF				Please see draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details pursuant to condition 2 (fully implemented all the measures as stated in the BREEAM Education 2008 Pre-Assessment Estimator by Metropolis Green dated 18 May 2011 within 3 months from the date of this permission) of planning permission 2011/1587/P granted on 20/05/2011 for the retrospective application for change of use from office use (Class B1a) on the 2nd and 3rd floors to an alternative use, of non residential institution/provision of educational use (Class D1) or office use (Class B1a) and the provision of 8 cycle stands.							
Recommendation(s):		Grant					
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:		Not applicable					
CAAC/Local groups* comments: <small>*Please Specify</small>		Not applicable					
Site Description							
The application site comprises a five to six storey building. The building fronts Rosebery Avenue. The land levels at the front and rear of the building vary, therefore the rear elevation has windows showing the lower ground floor level, whereas the lower ground floor level is not visible from Rosebery Avenue. There are seven parking bays to the rear of the building.							
Relevant History							
2011/2989/P Submission of details of cycle storage pursuant to condition 3 of planning permission granted 20/05/2011 (re. 2011/1587/P) for retrospective change of use from office (Class B1a) to non residential institution/educational use (Class D1), or office (Class B1a) and 8 cycle stands – granted 3/8/2011							

2011/1587/P Retrospective application for change of use from office use (Class B1a) on the 2nd and 3rd floors to an alternative use, of non residential institution/provision of educational use (Class D1) or office use (Class B1a) and the provision of 8 cycle stands – granted 20/05/2011

2011/1304/P – Certificate of lawfulness for continued use of the lower ground, mezzanine, upper ground and first floors for education and training purposes (Class D1) – granted 10/05/2011

M16/38/E/23144 The use of vacant land at the rear as parking space for 7 cars, and the formation of a pavement crossover – approved 07/10/1976

8900112 Part refurbishment/part demolition and rebuilding of existing building for use within Class B1 "Business Purposes of the Town and Country Planning (Use Classes) Order 1987. (DUPLICATE)
*(Plans submitted) Appeal received against the Council's failure to issue their decision within the appropriate period.

Relevant policies

LDF Core Strategy and Development Policies

CS13 Tackling climate change through higher environmental standards
CS16 Improving Camden's health and well-being
DP22 Promoting sustainable design and construction
DP23 Water
DP32 Air quality and Camden's Clear Zone

Hatton Garden Conservation Area Statement
Camden Planning Guidance 2011

Assessment

This application seeks permission to discharge condition 3 of planning permission 2011/1587/P which reads;

The applicant shall have fully implemented all the measures as stated in the BREEAM Education 2008 Pre-Assessment Estimator by Metropolis Green dated 18 May 2011 within 3 months from the date of this permission and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

This condition requires the applicant to have fully implemented all the BREEAM measures within three months of the date of the permission, 20 May 2011. Three months after the decision date is 20 August, this application for approval of details was received by the council on 9 August and therefore measures stated within the BREEAM pre-assessment have been completed within the three month requirement as stated in the condition.

The submitted information includes a BREEAM Summary Report. This report, along with the appended assessment summary and the evidence provided, demonstrates that the existing building can achieve an overall score of 22.53% under BREEAM 2008. Where credits allocated in the BREEAM Education 2008 Pre-Assessment Estimator, previously prepared by Metropolis Green, have not been achieved, justification has been provided. It is considered that the submitted summary report has sufficiently addressed the elements laid out in the pre-assessment and the details of this report are considered to be acceptable. The submitted details pursuant to Condition two can be discharged.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444