

|  |                            |   |                                     |                                    |          |                   |    |
|--|----------------------------|---|-------------------------------------|------------------------------------|----------|-------------------|----|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>                |          | 29/09/2011        |    |
|  |                            | N/A / attached  |                                     | <b>Consultation Expiry Date:</b>   |          | N/A               |    |
| <b>Officer</b>   |                            |   |                                     | <b>Application Number(s)</b>       |          |                   |    |
| Adrian Malcolm   |                            |   |                                     | 2011/4024/P                        |          |                   |    |
| <b>Application Address</b>   |                            |   |                                     | <b>Drawing Numbers</b>             |          |                   |    |
| Mercedes Benz Hampstead<br>Blackburn Road<br>London<br>NW6 1RZ   |                            |   |                                     | 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>   |                            |   |                                     |                                    |          |                   |    |
| Details of hard and soft landscaping , measures to increase biodiversity and means of enclosure of open areas, including gradients and ramps pursuant to discharge of condition 6 of planning permission granted on appeal 30/09/10 (ref: 2009/5823/P) for the erection of a part five, part seven, part nine storey plus basement building providing B1 employment space and student accommodation. |                            |   |                                     |                                    |          |                   |    |
| <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<br>No. electronic | 00<br>00 | No. of objections | 00 |
| <b>Summary of consultation responses:</b>  |                            | <p>Comments received from landscape officer and nature conservation officer- satisfied with landscaping, request details of bird boxes (scheme subsequently amended), that they would prefer species of plants include wildflowers and grasses on previously approved green roof (N.B. Green roof details previously discharged under a separate condition), and bark mulch be limited to 50mm to enable birds to forage.</p> <p>Access officer ramp likely to be acceptable – it has adequate width with handrails, although long as it is gently sloping (to be checked under Building Regulations). Scheme amended to ensure part of double doors do not oversail ramp. Applicant willing to provide some seating with high backs and arms for ease of use by disabled people.</p> |                                     |                                    |          |                   |    |
| <b>CAAC/Local groups comments:</b>   |                            | None  |                                     |                                    |          |                   |    |

## Site Description

The site is located on the northern side of Blackburn Road.

## Relevant History

2009/5823/P - Erection of a part five, part seven, part nine storey plus basement building providing 2,110 sqm of flexible B1 employment space at ground floor and 347 beds (39 x cluster flats and 52 x studios) of accommodation for students to upper floors (following demolition of the existing car repair garage). *Granted on appeal 18/03/2010*

Some of the conditions pursuant to compliance with this decision have subsequently been discharged.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and Improving Our Parks and Open Spaces and Encouraging Biodiversity)

CS16 (Improving Camden's health and well-being)

CS17 (Making Camden a Safer Place)

DP24 (Securing high quality design)

DP29 (Improving Access)

Camden Planning Guidance

## Assessment

Condition 6 states:

*'No development shall take place until all details of hard and soft landscaping, measures to increase biodiversity (such as bird boxes) and means of enclosure of all inbuilt, open areas have been submitted to and approved by the local planning authority. These shall include details of gradients and ramps (cross sections of any such areas shall be shown at a minimum scale of 1:20, unless otherwise agreed otherwise with the local planning authority) to ensure all areas are suitable for use by all members of the community, regardless of physical ability.'*

*Reason: In order to ensure the landscaping details are of an acceptable standard to enhance the setting of the development and meet the needs of its users (including the disabled) and that the site makes an appropriate contribution to protecting and enhancing the area's biodiversity in accordance with Policies SD1, (Quality of Life), B1 (General Design Principles) and N5 (Biodiversity) of the Replacement Camden Unitary Development Plan 2006.'*

The submitted landscaping details are considered to be acceptable and satisfy the landscape officer (applicant has also agreed to incorporate wild flowers and grasses on previously approved green roof design). The scheme has been revised to incorporate bird boxes suited to nesting of priority species likely to use the area- house sparrows and swifts, as recommended by the nature conservation officer.

The design of the gates and open faced metal fencing as means of enclosure is considered to be acceptable.

Ramp amended to meet access officer's comments and seating also to be used, as requested (informative suggested to confirm this).

It is therefore recommended that this condition be discharged.

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