

Delegated Report		Analysis sheet	Expiry Date:	06/12/2010
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number	
Aysegul Olcar-Chamberlin			2010/5457/P	
Application Address			Drawing Numbers	
Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant), Regents Place London NW1			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Submission of detailed drawings of all main entrances to commercial areas, communal entrances to flats and areas of public realm pursuant to condition 21 of planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823/P) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping.				
Recommendation:		Discharge Condition 21		
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: *Please Specify	N/A					
Site Description						
<p>The site (known as NEQ) stands to the north of the junction of Euston Rd/ Hampstead Rd/ Tottenham Court Rd (a.k.a. Euston Rd Underpass junction) adjacent to the Euston Tower on the commercial estate owned by the applicants known as Regent's Place. It is broadly an L-shaped site of around 1 hectare in size bounded by Drummond St, Hampstead Rd, Euston Rd and office buildings on the Regent's Place commercial estate.</p> <p>The existing buildings have already been demolished from the site.</p>						
Relevant History						
<p><u>Original planning application which this application relates to:</u></p> <p>2007/0823/P – Planning permission was granted on 25/03/2009 (subject to S106) for the redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces) , servicing, open areas and landscaping, alterations to and enlargement of Triton Square.</p> <p>Condition 21 of this permission states:</p> <p><i>Detailed drawings of all main entrances to commercial areas of the development, communal entrances to residential flats and areas of public realm on the site such as Brook St, Henry St and Triton Square (including seating, hazard paving and general areas of circulation) shall be submitted to and approved in writing by the local planning authority before the development is commenced (with the exception of demolition of remaining buildings, basements and structures) and thereafter implemented prior to occupation.</i></p> <p><i>Reason: In order to ensure that an adequate provision is made on the site for the needs of wheelchair users in accordance with Policy H7 of the Camden Replacement Unitary Development Plan 2006.</i></p> <p><u>Other relevant applications:</u></p>						

Details pursuant to condition 4 (ground investigation), condition 5 (proposed slab levels), condition 7 (impact study of existing water supply infrastructure), condition 10 (hard and soft landscaping), condition 11 (security measures), condition 17 (details of sound insulation to windows/walls and balconies to all residential premises) and condition 18 (measures to prevent overlooking) of the original planning permission have been approved.

2010/3902/P – Non-material amendments approved on 13/08/2010 for the alterations to approved development (yet to be constructed) including - alterations to approved 26 storey residential block including increasing height by 830mm, changes to lobby footprint, squaring off footprint of residential tower from previously approved offset arrangement (over second floor level), reducing double lane ramp to single lane ramp on upper and lower basement floor levels, alterations to office building including increasing roof height of east wing by 1.5m, adding external columns and different style doors and openings to south elevation as non-material amendments to planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping.

2010/5011/P – Planning permission (subject to deed variation of S106) was granted on 16/11/2010 for the internal alterations to approved residential tower (yet to be constructed) to reduce the number of private residential units from 101 to 88 (with mixes of 15 studios, 20 x 1 bedroom, 38 x 2 bedroom, 12 x 3 bedroom and 3 x 4 bedroom units) as revisions to planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS6 – Providing Quality Homes

Development Policies

DP6 – Lifetime Homes and wheelchair homes

Camden Planning Guidance 2006

24. Lifetime Homes and wheelchair housing

Assessment

Drawings submitted to discharge condition 21 show the location of all main entrances within the context of the site surroundings and open spaces between the proposed buildings and the detailed sections of the entrance doors.

The agent's covering letter dated 8th October 2010 refers to the relocating of two bus stops to bring them inline with the steps to de-clutter the pavement on Hampstead Road. The drawings C326D8003 B and C326IL114 D also show the new locations of the bus stops. The letter states that the principle of the shifting bus stops has been agreed with TfL / London Transport. Bus stops are 'permitted development' and require TfL's approval. In that respect an informative is in the decision notice, as this would need to be arranged separately with TfL, who would decide upon appropriate positions and any relocating of the bus shelters / bus stops as necessary.

The ground levels of the paved areas around the office building would be the same and would allow level access to the office building from the main entrance doors on Drummond Street and main entrance doors on Henry Street.

There would be a level difference of approximately 45cm between the paved areas around the office building and paved areas around the north side and half way section of the east side of the ground floor level below the affordable housing section. A ramp which would have a 1:15 gradient and suitable for wheelchair users is proposed on the east side to overcome this level difference.

All the entrance doors to the ground floor retail units opposite Hampstead Road, the ground floor main entrance doors to the market (private) residential tower and the ground floor main affordable housing entrance doors opposite Drummond Street and the entrance doors to the market residential tower, retail and office areas adjacent to the affordable housing on Henry Street would be levelled and suitable for wheelchair users.

The seating areas on the landscaped open spaces on the west side of Euston Tower and opposite the office building would also be easily accessible by the wheelchair users.

The Council's Access officer considered that the proposed entrances to the proposed office buildings and ground floor commercial floor spaces (below the market residential tower and the affordable housing units) and access and seating arrangements to the open spaces to be suitable for wheelchair users. The access officer also considered all the entrances to the residential properties to be capable of complying with the Lifetime Homes Standards as they would be levelled and wide enough for wheelchair users.

Based on the submitted details and the comments received by the Council's specialist, it is considered that the submitted details comply with the aims of policies CS6 and DP6.

Recommendation: Condition 21 can therefore be discharged.

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