

Delegated Report		Analysis sheet		Expiry Date:		11/10/2010	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2010/4426/P			
Application Address				Drawing Numbers			
Land at Corner of Wakefield Street North of St George's Gardens London WC1N 1PG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details relating to accessibility to flat roofs, hard and soft landscaping, a programme of ground investigation and a programme of archaeological investigation, pursuant to conditions 5, 7, 10 & 12 of planning permission dated 7.5.10 (ref no. 2009/5820/P) for Erection of three basement and 2 storey terraced dwelling houses on vacant land.							
Recommendation(s):		Approve 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:		-					
CAAC/Local groups* comments: <small>*Please Specify</small>		English Heritage (GLAAS) - comments made (see below in assessment section)					
Site Description							
Vacant site fronting corner of Wakefield St and adjoining St Georges Gardens within Bloomsbury CA.							
Relevant History							
Pp granted 7.5.10, ref 2009/5820/P - Erection of three basement and 2 storey terraced dwelling houses on vacant land.							
Relevant policies							
Replacement Unitary Development Plan 2006 SD1,6; B1,7,8; N2, 5,8; Camden Planning Guidance 2006 / Bloomsbury Conservation Area Statement (Draft) LDF Core Strategy and Development Policies The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan. <i>CS15,16,17,1,5,14 / DP29,26,24,25</i>							
Assessment							
Conditions state the following relating to roof terraces, landscaping, contaminated land and archaeology:							
5. The flat roofs on the southern side of the 3 houses facing the Gardens shall only be accessible for maintenance purposes and shall not be used as amenity roof terraces. Details shall be submitted to and approved by the Council to show what measures will be taken to discourage use of these flat roofs as roof terraces.							
Reason: In order to prevent unreasonable overlooking of St Georges Gardens in accordance with the requirements of policies N2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.							

The design of the roofs shows a 1.1m high balustrade around the rear roof terraces, storage boxes in front of them, sloping roofs on front elements and low parapet edge around these; these features are considered sufficient to prevent casual access onto the flat roofs.

7. No development shall take place until the following have been submitted to and approved by the Council:

a) details of hard and soft landscaping (including details of a 5 year maintenance plan) of the western verge and flank wall of the western house, b) details of the proposed private footway on the northern side of all houses, c) the feasibility and details of incorporating a green wall on the eastern flank wall of the eastern house and 3 brown/green roofs on front flat roofs of all 3 houses. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The planting details provided show trees planted along the flank wall of the building to provide screening and visual interest on this corner. The green wall further along also has a similar function. The trees are planted at semi- mature sizes to provide an instant impact. Although the tree officer has some reservations about there being sufficient soil volume to support the growth of these trees to maturity, this concern seems to have been overlooked by the Inspector dealing with an Appeal against a previous refusal of planning permission for this site and thus it is inappropriate to raise this concern now. The species of tree chosen, *Gleditsia triacanthos*, has been chosen largely for its ability to grow in harsh conditions. On balance, the planting plan and details are considered acceptable. The footway details, showing precast concrete paviors and bullnosed concrete kerb, are acceptable and tie in with the design of surrounding pavements.

10. No development shall take place until:

a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and

b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.

c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Environmental Health officers are satisfied with the report produced and have recommended the discharge of this condition.

12. No development shall take place until the applicant has implemented a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

English Heritage Archaeology Advisor has responded that the method statement accords with English Heritage guidelines and that they wish to monitor the works on behalf of the borough. They advise that following completion of the fieldwork, the results will be assessed and a report produced. They recommend that conditions will not have been satisfied until all works are complete and any programme of analysis leading to publication has been agreed if necessary.

Recommendation- Discharge conditions 5, 7, 10 & 12.

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