

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/07/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>08/07/2010</b>	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2010/2441/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
84 - 86 Abbey Road London NW8 0QA				Refer to draft decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Installation of a green roof and associated planting beds to existing terraces at roof level to the community centre (Class D1).							
<b>Recommendation:</b>		<b>Grant conditional permission</b>					
<b>Application Type:</b>		<b>Councils Own Permission Under Regulation 3</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>0</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		Site Notice displayed from 17 <sup>th</sup> of June to 8 <sup>th</sup> of July.  No comments, objections or expressions of support received from neighbouring occupiers.					
<b>CAAC/Local groups comments:</b>		No response to date					
<b>Site Description</b>							
<p>The application building is located in Ainsworth Park, a designated public open space within the Alexandra Road Estate, which was constructed in the 1970s.</p> <p>The building is two storeys in height: it is sunk approximately 2 metres below street level and is set back, behind fences, about 6 metres from the pavement edge on Abbey Road. The entrance to the building is on the northern side where a hard landscaped parking area is located.</p> <p>The area around the building on the western and southern sides is soft landscaped, and to the eastern side the building fronts onto a hard surfaced basketball court. The building was completed in 1981 and was originally constructed as a community play centre (Class D1).</p> <p>The building has an irregular footprint and was conceived as a series of interlocking cubes set into its landscape setting with mounds of earth backed up against retaining walls. A series of flat roofs on 3 different levels are set behind parapets.</p>							

The building is not listed but is identified as making a positive contribution to the Conservation Area. The residential blocks to the north along Rowley Way and to the south along Ainsworth Way are Grade II\* listed buildings, notable as an example of modernist housing development.

### **Relevant History**

None

### **Relevant policies**

#### **Replacement Unitary Development Plan 2006**

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

N5 Biodiversity

#### **Alexandra Road Conservation Area Statement**

#### **Camden Planning Guidance 2006**

#### **LDF Core Strategy and Development Policies**

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

## Assessment

**Proposal:** a combination of green roofs is proposed on the roof of the building.

It is proposed to install shallow planters on the upper roof levels - these would be for visual interest and biodiversity.

Food growing is proposed at the 2 lower flat roof levels towards the front of the building facing Abbey Road. The raised beds to be located here would be surrounded by extensive planting to give a natural appearance to the roof.

The entire roof would be planted apart from the lower roof to the south of the building.

## Assessment

### Conservation and Design

The applicant has provided original drawings of the building dating from 1979 which illustrate that green roof planting to the 2 lower flat roof levels on the Abbey Road side of the building formed part of the original design, though this was not implemented when the building was constructed. The proposal is considered to be in keeping with the original design concept. In addition, green roofs are considered to be appropriate to the setting of the building within a soft-landscaped open space. As a result the proposal is considered to enhance the appearance of the building and the character and appearance of the Conservation Area.

### Landscaping

Camden's Landscape officers have commented on the application and advised that the details for the green roofs are satisfactory.

### Other issues

The applicant has submitted a Structural Report which demonstrates that the flat roof surfaces are capable of supporting the proposed green roofs in line with recommendations set out in the Structural Report. The applicant is advised by way of informative that the green roof is to be installed in line with the recommendations of the Structural Report.

**Recommendation:** grant conditional permission

## DISCLAIMER

Decision route to be decided by nominated members on Monday 28<sup>th</sup> June 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>