

Delegated Report		Analysis sheet		Expiry Date:		14/05/2010	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2010/0140/P			
Application Address				Drawing Numbers			
72-76 Eversholt Street London NW1 1BY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to conditions 2 (Design details), 3 (Sample panel), 5 (Contaminated land/ground investigation) and 6 (Green roof feasibility) of planning permission (ref no.2008/3555/P), granted on 22/09/2009 for demolition of basement and ground floor office rear wing, erection of basement and 4 storey high rear extension to provide 6 new self contained flats and new lift; creation of new lightwells facing Eversholt Street and Drummond Crescent; rearrangements of commercial units to provide 2 x B1 units on front basement floor and 2 x A2 units on front ground floor; erection of mansard roof extension to provide 2 selfcontained flats...							
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: *Please Specify	-						

Site Description

5 storey block at corner of Drummond Crescent and Eversholt Street, comprising A2 units at basement and ground floors and flats on upper floors, including a new mansard roof; works are currently under way following recent permission for alterations and extensions.

Relevant History

planning permission (ref no.2008/3555/P), granted on 22/09/2009 for Demolition of basement and ground floor office rear wing, erection of basement and 4 storey high rear extension to provide 6 new selfcontained flats and new lift; creation of new lightwells facing Eversholt Street and Drummond Crescent; rearrangements of commercial units to provide 2 x B1 units on front basement floor and 2 x A2 units on front ground floor; erection of mansard roof extension to provide 2 selfcontained flats as an amendment to planning permission dated 26.6.06 (ref 2006/0562/P), plus various external alterations.

Relevant policies

Replacement Unitary Development Plan 2006

B1,3; N5

CPG

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.

CS14,15

DP24

Assessment

The following conditions are sought for discharge-

conditions 2 (Design details), 3 (Sample panel), 5 (Contaminated land/ground investigation) and 6 (Green roof feasibility)

2- The details of the new fenestration, dormers, shopfronts, solar panels, railings and facing materials to be used on the rear and roof extensions and details of the new railings and staircases associated with the lightwells shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development.

The details plans and sample materials show white powder-coated aluminium windows for the rear extension (to match those on the main block), grey aluminium shopfronts, grey metal railings and staircases, grey metal dormer windows (to blend in with the grey slate roof), textured white render finish to upper floors and "Rudgewick" facing brickwork to the lower floors of rear extension (to match the main block). The design and materials chosen are of high quality and appropriate to the design and form of the block as well as sympathetic to the locality.

The original approved plans showed solar panels on half of the rear extension roof; due to requirements of the Code of Sustainable Assessment, this has proved insufficient to achieve a Code level 3 rating. Hence the equipment has been changed to 38 photovoltaic panels, covering the whole flat roof plus an additional array on the main mansard roof. They are angled at 10 degrees incline and are hidden behind the parapet of the rear extension but project above the mansard flat roof; however they are very unlikely to be visible in long views from either street. They are acceptable as rooftop features on this block, especially given their crucial sustainable role.

3. sample panel of the render and facing brickwork to be used on the rear extension, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

After extensive negotiations, a brick type has been chosen which is considered to be a very good match to the existing brickwork on this block- the brick texture, colour, bond, pointing and mortar mix, as shown on the latest sample panel, are now acceptable.

5- 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.*

A report has been submitted to demonstrate that the site is suitable for residential use and that although there is some lead contamination, there is no need for remediation measures as the lightwell patios will have hard surfaces and not be used for soft landscaped gardens.

6- Prior to the first occupation of the new flats, a plan showing details of a green or brown roof on the 4th floor roof of the rear extension shall be submitted to and approved in writing by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance.

The plan shows a small area of the rear extension roof to be used as a brown roof- the details are acceptable in terms of the section, specification and layout.

Recommendation- discharge details.

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