

Delegated Report		Analysis sheet		Expiry Date:		15/04/2010	
		N/A / attached		Consultation Expiry Date:		30/03/2010	
Officer				Application Number(s)			
Amanda Peck				2010/0956/P			
Application Address				Drawing Numbers			
Jubilee Waterside Centre 105 Camley Street London NW1 0PF				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of Energy Efficiency and Carbon Reduction statement and Potential Biodiversity Improvements schedule pursuant of condition 7 and 9 of planning permission dated 23/10/2009 ref 2009/3282/P for change of use and associated works of conversion from sports centre (Class D2) to educational use (Class D1).							
Recommendation(s):		Grant approval of 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:		British Waterways – 30 March 2010 – Landscaping: <ul style="list-style-type: none"> Planting appears to be proposed in containers alongside the boundary of the site with the canal, along the gateway entrance from the site to the canal. We support the proposed use of this area as a play space, utilising the canalside elevation as an educational benefit. Planting should ideally not block or restrict the access to the towpath through this gateway however, so should not be fixed permanently in this location. The elevations appear to show this access completely screened with planting, and we maintain our previous concern that this interaction with the towpath should not be blocked visually, in order to retain supervision of the canal environment and interaction between it and adjacent sites. It is not clear if any landscaping is proposed on British Waterways' towpath (the grass strip is identified in the biodiversity measures report), and this should be discussed with us. Planting is also proposed on the terrace overhanging the towpath, and this should be maintained so as to not risk any falling onto the towpath. Carbon Reduction <ul style="list-style-type: none"> British Waterways encourages the use of the canal water for heating and 					

	<p>cooling. This heat exchange technology offers significant savings on energy costs and is a sustainable solution to power heating/ air cooling units. For more information and to assess the feasibility of using this technology at this site please see the attached fact sheet and speak to our Utilities Team (Lesley Inwards 07801 049844).</p> <p>If the Council is minded to approve the details, it is requested that the following informative be attached to the decision notice:</p> <p><i>“The applicant/developer is advised to contact third party works engineer, Andy Nicholls, in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways’ “Code of Practice for Works affecting British Waterways” (http://www.britishwaterways.net/media/documents/CoPIntroductions1-4.pdf).</i></p>
CAAC/Local groups comments:	None received

Site Description

The site is located on the west side of Camley Street and it fronts onto the towpath. It is within the Regent’s Canal Conservation Area.

Relevant History

2009/3282 – Change of use of existing sports centre (class D2) to educational use (class D1) for the relocation of the Frank Barnes School for deaf children for a temporary period of 5 years. External alterations include partial infill of terrace at ground floor level, various alterations to windows, new doors, fencing and other enclosures including installation of solar shading screen on the western elevation (canal side), new platform lift and cycle parking on front elevation and installation of 3 x velux windows to roof on north elevation. Approved 23 October 2009.

Relevant policies

Replacement Unitary Development Plan 2006

SD9 – Use of energy and resources

N5 – Biodiversity

Camden Planning Guidance 2006

Regents Canal Conservation Area Statement

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS13 – Tackling climate change through promoting higher environmental standards

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 – Improving Camden’s health and well-being

DP22 – Promoting sustainable design and construction

DP23 – Water

DP32 – Air quality and Camden’s clear zones

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.

Assessment

Condition 7 requires the submission of an energy efficiency and carbon reduction statement and plans describing and illustrating the potential carbon reduction measures and efficient energy supply and generation systems for the site. The condition then lists nine points that this statement needs to include.

The applicants have submitted a “Carbon Savings Report” covering the points outlined in the condition. British Waterways have stated that they encourage the use of the canal for heating and cooling and this is not included in the applicant’s report. The report concludes that the proposed improvements to the building and the systems installed within will result in a reduction in the carbon

emissions of 3.00 kgCO₂/M²/yr and a reduction in the Energy Performance Certificate rating of 6 points. This carbon reduction equates to a total for the building of 3615 kgCO₂/yr which represents a 14.19% reduction on the existing building. The details submitted are considered to be acceptable.

Condition 9 requires the submission of a schedule and plans describing and illustrating the potential biodiversity improvement measures for the site. The applicants have therefore submitted a "Potential biodiversity measures report" and landscaping drawings.

British Waterways have concern regarding any loss of visual connection between the development and the water. At the time of the original application they raised concerns regarding the installation of steel mesh to the back of the existing canal side steel gates. They are supportive of planting in planters that are not fixed permanently in this location. The proposal maintains the steel mesh but also proposes planting behind these gates and planting on the canalside on the upper floors of the tower. The planting includes a mixture of honeysuckle, bamboo, fern and it is thought that this will still allow glimpses through the gates to the canal and at the same time afford some privacy to the playground.

The aim of the proposals is to provide planting as habitat along the boundaries and in pockets within the site. The planting species chosen will increase the biodiversity value of the site. Bird and bat boxes are to be installed beneath the eaves of the building and on the tower. These biodiversity measures are considered to be an acceptable level of biodiversity enhancements to the site

Recommendation

The details for condition 7 and 9 are considered acceptable and it is recommended that they are approved.

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