

Delegated Report		Analysis sheet		Expiry Date:		25/01/2010	
		N/A		Consultation Expiry Date:		25/12/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/5205/P			
Application Address				Drawing Numbers			
Land to the rear of 160-246 Barker Drive London NW1 0JF				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations including erection of a new bike store (26 bikes) at eastern end of block B carpark in connection with existing flats (Class C3) and erection of a 2.2m high security fence to Camley Street elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
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:		Two site notices were displayed from 04/12/2009-25/12/2009, one response has been received. 246 Barker Drive commented on the application as follows: - They are broadly supportive of this application. - Would like to know what security methods there are. - He asks for a more generous provision of bike stands.					
CAAC/Local groups comments:		N/A					

Site Description

The application site is a collection of housing block located on the corner of Camley Street and Barker Drive.

The site is not located within a conservation area.

Relevant History

None relevant.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

B1 – General design principles

T3 – Pedestrians and cycling

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Cycle access – parking and storage

Assessment

Proposal

This application seeks permission for:

- The installation of a security fence to be installed along the boundary with Camley Street; and
- The erection of a bike store to hold 26 cycles

Revisions

Revisions have been received to show a larger bike store in order to meet Camden's requirements for bike storage. Revisions have also been received in relation to the location of the positioning of the security fence, to overcome Camden's Community Officers concerns.

Installation of Security fence

The proposal includes the installation of a security fence which is to be approximately 2.2 metres in height, along the boundary with Camley Street. The fence is required to reduce and prevent the existing private open space being used for anti social behaviour. The security fence is to be black powered coated, and will match the existing security entrance to the car park. Revisions have been received to show the fence meeting the edge of the bin store, with a shafted corner, to ensure that visual surveillance of the bin store from the street is maintained.

Due to the site location, it is considered that the installation of the security fences are considered appropriate in this location, and will not have a detrimental impact on the streetscene.

Erection of Bike Store

The bike store is proposed to be a brick construction with exposed columns and a galvanised steel corrugated roof. There will be a single timber door providing access from the car park into the bike store. The store will be secured by a key fob, and is accessed through the car park which is currently flood lit, for extra security. The bike store seeks to accommodate 26 cycles using Sheffield Stands, and the store meets the preferred dimensions which would assist in encouraging the use of the storage facility as manoeuvring bikes would be significantly easier. The store is to be approximately Length: 14m and Width: 3.3m. Although the bike store is to take up four car parking spaces, it is considered that the loss of these two underused car parking spaces is justified through replacing them with cycle spaces.

Therefore, as the store is secure, meets Camden's Standards, and is designed to match the materials of the existing building, it is considered that the bike store is appropriate within this location.

Trees

A method statement has been submitted to show that the installation of the bike store or the security fence would damage the trees. The materials for the bike store would be stored on the existing hard standing of the car park, and the bike store is to be built upon the existing hard standing of the car park. Therefore, it is not considered that the installation of the bike store would impact upon the trees in any way.

The erection of the security fence, is not considered to impact upon the trees which face Camley Street, as the foundations for the fence will be minimal.

As the installation of the bike store and the security fence are not considered to have a detrimental impact on the host properties or the streetscene, both parts of the application are considered acceptable.

Recommendation: Grant Planning permission

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