

Delegated Report		Analysis sheet		Expiry Date:		25/01/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2009/5646/P			
Application Address				Drawing Numbers			
2-20 Winchester Road & 157 Fellows Road, London, NW3 3NT				Plant Noise Analysis; 2716-D018; 2716-D019; 2716-D020;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of plant to be installed for the Discharge of Condition 20 pursuant to Planning Permission granted on 21/06/2006 (application reference 2005/5580/P) for redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.							
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:		Public Protection (Pollution Group)- No objection- condition can be discharged.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site stands at the southern end of Winchester Rd, south of its junction with Fellows Rd, in a primarily residential area around 200m from Swiss Cottage Underground Station. The new largely residential block containing private flats known as 'Visage'/Winchester Mews plus affordable flats is positioned directly opposite on Winchester Rd. The land to the northern side of Fellows Rd and a section to the north of the site along Winchester Rd lie in the Belsize Conservation Area.

The development is now taking place, however the application site itself was previously occupied by a post-war 3-storey block comprising ground floor shop units with 8 private 3-bedroom residential units above, plus hard surfaced parking/service areas to the rear of the block with access from Fellows Rd. A 3-storey house at the end of a post-war terrace of houses on Fellows Rd was also demolished to make way for the redevelopment.

The development will comprise 3 blocks referred to in the original planning permission as 'A' (fronting Fellows Rd), 'B' (fronting Winchester Rd) and 'C' (at the rear of the site to the north of Taplow block)- a description of the redevelopment is given below.

Relevant History

2005/5580/P- In June 2006, planning permission granted subject to a legal agreement for redevelopment to provide 3 new buildings of part 3/part 5 plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 208sqm Class A1 Retail, 104sqm Class A2 Financial and Professional Services and 104sqm Class B1 Business Use) and 41 car parking spaces with new vehicular access from Fellows Rd, plus associated hard and soft landscaping.

A number of conditions attached to this planning permission for redevelopment of the site have already been discharged.

Relevant policies

See assessment.

Assessment

Condition 20 reads as follows:

'Details of plant (including an acoustic report) to be installed as part of the development shall be submitted to and approved by the local planning authority prior to commencement of the development. The development shall only be carried out in accordance with such details, including specified maximum noise levels.'

Reason for condition:

To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with Policies EN5 and EN13 of the Adopted Camden UDP 2000 and Policies SD7 and B1 of the Revised Deposit Draft Camden UDP 2004, as amended.'

The plant for the development will be located in dedicated basement and sub basement areas, plus some ventilation fans within the parking areas. The plant is designed to be able to operate both during the day and at night, though the fans in the parking areas will only operate during the daytime. Noise levels and amelioration details have been provided and these have been designed to comply with the Council's noise standards.

The Council's Pollution Control officers have been consulted re this application (following liaison with the applicant prior to submission) and they have responded to say that they are happy for the condition to be discharged.

It is therefore recommended that these details be approved.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613