

Delegated Report		Analysis sheet		Expiry Date:		23/12/2009	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2009/4378/P			
Application Address				Drawing Numbers			
Alexandra House Maitland Park Villas London NW3 2ET				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to conditions 20 (tree protection measures) and 23 (method statement for the removal of Japanese Knotweed) of outline permission dated 27/08/2009 (2009/0896/P) for the demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3).							
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

Large vacant hostel site in Camden ownership due to be redeveloped for a new care home.

Relevant History

outline planning permission dated 27/08/2009 (2009/0896/P) for the demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road.

Relevant policies

B1,N8

Assessment

Originally 3 conditions were applied to be discharged, as follows:

20- Works shall not commence on site until the Council shall be informed of when tree protection measures have been implemented and shall inspect and approve the tree protection measures in writing. The approved tree protection measures shall be implemented and retained throughout the demolition and construction process.

23- A method statement for the removal of Japanese Knotweed, in line with the Environment Agency Japanese Knotweed Code of Practice (Managing Japanese Knotweed on Development Sites) 2006, shall be submitted to and approved in writing by the Council and shall be implemented in full before any works on site are commenced.

35- No part of the development (including demolition) hereby approved shall be commenced until a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period, has been submitted to and approved by the local planning authority. The measures contained in the Construction Management Plan shall at all times during the construction phase remain implemented.

35- Construction Management Plan

Transport officers are not satisfied with the details supplied and recommend various changes to it. The applicant is unable to revise the plan in time for a decision and thus this element has been withdrawn from the application with a view to revising it and submitting in the new year.

In relation to the other 2, landscape officers advise as follows:

20- Tree fencing

The protective fencing was inspected prior to the demolition of the buildings and was considered acceptable. An informative should be added stating the tree protective fencing will require another inspection prior to any construction commencing on site also.

23- Japanese Knotweed

The report submitted by Eco Control Solutions details how the invasive species shall be eradicated from the site. It provides two options; one which damages other plants and trees within the vicinity and one which does not. It is crucial that Option 2 is implemented to protect all trees and vegetation on site. An informative should be thus added to that effect.

Recommendation: approve details

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