

Delegated Report		Analysis sheet		Expiry Date:		08/12/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jonathan Markwell				2009/4661/P			
Application Address				Drawing Numbers			
Agar Children's Centre, Wrotham Road/Agar Grove, LONDON, NW1 9SU				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of BREEAM assessment pursuant to condition 14b of planning permission granted 24th November 2006 (ref 2006/2622/P) as amended by planning permission dated 11th May 2007 (ref 2007/1411/P) for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre (Class D1).							
Recommendation(s):		Approve details – discharge condition 14b					
Application Type:		Councils Own 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:		None.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
Site Description							
The application property is a nursery on the Agar Grove Estate. To the north of the site is a large tower block (Lulworth). To the north east is a 3 storey brick block (Frampton). To the west is a 2 storey brick block (Broadstone). To the south of the application site is a railway line. It is not a listed building, nor is it located within a conservation area.							
Relevant History							
2006/2622/P - Demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre to provide nursery facilities for 72 children and associated community facilities for parent classes and training (Class D1). Granted 24/11/2006.							
2007/0436/P – Submission of details pursuant to conditions 2; (trees) 9a; b; c; d; e; (method statement) and 10; (hard and soft landscaping) of approved scheme 2006/2622/P dated 24/11/06 for							

the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre to provide nursery facilities for 72 children and associated community facilities for parent classes and training (Class D1). Granted 20/03/2007.

2007/0439/P - Details pursuant to conditions 8c (elevations of fencing) of approved scheme 2006/2622/P for the demolition of existing single storey nursery building (Class D1) and replacement with a new building to provide a Children's Centre and associated community facilities (Class D1). Granted 23/03/2007.

2007/0440/P - Details pursuant to conditions 5 (acoustic details) of approved scheme 2006/2622/P dated 24/11/06 for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre to provide nursery facilities for 72 children and associated community facilities for parent classes and training (Class D1). Granted 21/05/2007.

2007/0441/P - Details pursuant to conditions 11 (bike storage details), 12 (new access details) 13 (green travel plan) & 14a (BREEAM report) of approved scheme 2006/2622/P dated 24/11/06 for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre to provide nursery facilities for 72 children and associated community facilities for parent classes and training (Class D1). Part Granted / Part Refused 23/03/2007. Conditions 11, 12 and 14a were granted; Condition 13 was refused.

2007/0457/P - Details pursuant to condition 6 (ground investigation) of approved scheme 2006/2622/P dated 24/11/06 for the demolition of existing single storey nursery building (Class D1) and replacement with a new building to provide a Children's Centre and associated community facilities (Class D1). Granted 23/03/2007.

2007/1411/P – Minor amendments to approved scheme (ref 2006/2622/P) for a new children's centre building and removal of condition 8b (grille style shutters). Granted 11/05/2007.

2007/3772/P – Details of a green travel plan pursuant to condition 13 of planning permission granted 24th November 2006 (ref 2006/2622/P) for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre (Class D1). Granted 12/06/2008.

2007/6399/P – Details of solar panels pursuant to condition 8(d) of planning permission granted 24th November 2006 (ref 2006/2622/P) as amended by planning permission dated 11th May 2007 (ref 2007/1411/P) for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre (Class D1). Granted 07/02/2008.

2008/3530/P - Samples of all facing materials pursuant to condition 8(a) of planning permission granted 24th November 2006 (ref 2006/2622/P) as amended by planning permission dated 11th May 2007 (ref 2007/1411/P) for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre (Class D1). Granted 25/09/2008.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD9 – Resources and energy

Camden Planning Guidance 2006

Assessment

Introduction

This application seeks to discharge condition 14b of planning permission 2006/2622/P, as granted on 24th November 2006. Condition 14 states:

Part a: Prior to the commencement of construction works on site, a BREEAM pre-assessment estimator shall be submitted and approved indicating that the proposal can achieve a rating of 'very good' or more.

Part b: Prior to the occupation of the building, a BREEAM post construction review shall be submitted and approved to indicate that the proposal has achieved a rating of 'very good' as identified in part a of this condition.

Reason: To maximise the sustainability of new buildings in accordance with the requirements of policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Part a of condition 14 has been discharged as part of application 2007/0441/P (see relevant history above). This application relates solely to condition 14b.

Assessment

The applicant has submitted a BREEAM certification report, which concludes that the building achieves a BREEAM rating of 'very good'. This is the minimum rating, as outlined in policy SD9 of the UDP and guidance within Camden Planning Guidance. The report has been assessed and it is considered that the report is acceptable. As such, sufficient information has been provided to enable the Council to discharge condition 14b. It is also worthy to note that the floorspace of the building is 824m², which strictly speaking is under the 1000m² threshold for the requirement of a BREEAM report. Notwithstanding this, the condition was added to the original permission as the applicant was willing to provide a BREEAM assessment as the work was being commissioned anyway.

It is also recommended that an informative is added to any decision notice informing the applicant that all conditions relating to planning permission 2006/2622/P which needed details to be submitted have been satisfied.

Recommendation

Approve details – discharge condition 14b.

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