

Delegated Report		Analysis sheet		Expiry Date:		02/11/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sharon O Connell				2009/4331/P			
Application Address				Drawing Numbers			
30 Oval Road London NW1 7DE				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Approval of details pursuant to conditions 6 (dimensions, material and finishes of bollards) and 16 (details of bin store hoist enclosure) for application 2009/0066/P (granted 09/04/2009).							
Recommendation(s):		Discharge condition 6 and condition 16					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					
Site Description							
<p>Prior to demolition commencing on site, the application property was a C19th industrial building. It is located partially within the Regent's Canal Conservation Area [the north-eastern corner of the site is not within the conservation area]. It was identified making a positive contribution to the Conservation Area in the Regent's Canal Conservation Area Statement.</p> <p>Works are being carried out with regard to the implementation of planning permission 2009/0066/P.</p>							
Relevant History							
<p>2009/0066/P The substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbeys Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L).</p> <p>Condition 6 stated:</p> <p><i>Within two months of the date of the decision, full details of the proposed bollards to be erected</i></p>							

around the perimeter of the site shall be submitted to the Council for approval. These details shall include the dimensions, materials and finishes of the bollards. The bollards shall be installed in accordance with the approved details prior to the first occupation of the development, and thereafter permanently retained and maintained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and with regard to the bollards adjacent to the substation doors, the affordable housing refuse store doors and the eastern elevation fire escape to ensure that the bollards act as a barrier for pedestrians from the doors which open out onto the pavement in accordance with Policy SD1d of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 16 stated:

Within two months of the date of the decision, details of the enclosure around the bin store hoist shall be submitted to the Council for approval. The enclosure shall be installed in accordance with the approved details prior to the first occupation of the development, and thereafter permanently maintained and retained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Relevant policies

B1 General Design Principles
B7 Conservation Areas
SD1d Access for all

Camden Planning Guidance

Assessment

Submission within timeframe required within the conditions:

The details for these two conditions were required within 2 months of the date of the consent. This requirement of the condition was not met. However, due to the nature of the information required by these conditions and the fact that these elements of the building have yet to be constructed, it is considered appropriate to proceed with the assessment of the application to discharge these conditions.

Condition 6:

The proposed new bollards are simple, slender stainless steel finish, 1m in height. The design is considered acceptable in the context of the design of the new building, and the character of this part of the Regent's Canal conservation area.

Condition 16:

The bin store hoist enclosure will be clad in timber to match timber cladding approved elsewhere on the building. It is considered in keeping with the building and the area in general and no objection to this element.

It is therefore considered that the details submitted comply with policies B1 and B7 of the Replacement Unitary Development Plan.

Recommendation: Discharge conditions 6 and 16

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