

LDC Report		02/07/2009
Officer		Application Number
Adrian Malcolm		2009/1872/P
Application Address		Drawing Numbers
2-20 Winchester Road & 157 Fellows Road, London, NW3 3NT		2716-D001, D108D, D019D, D020D
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
<p>Minor amendments to planning permission (LBC Ref. 2005/5580/P) for redevelopment to provide 3 new buildings containing 76 residential units & Class A1/A2 floorspace involving re-location of cycle parking within Block B (28 spaces on ground floor & 74 spaces in sub-basement), re-configuration of entrance pathway to and disabled access to Block A, provision of sunken emergency escape staircase within the central landscaped area, amendments to the layout of central landscaped area, changes to ancillary storage areas (residential bulk storage, chiller plant room, water storage area, electrical switch room, ground source heat pump dry cooler at ground floor, basement and sub-basement levels to blocks A and B, areas set aside for chiller vent shaft and car park extract vent plant and shafts reduced, redundant chiller plant areas amended to basement commercial/retail space.</p>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>Planning permission was granted for redevelopment to provide 3 new buildings containing 76 residential units & Class A1/A2 floorspace (LBC Ref. 2005/5580/P) on 21/6/06.</p> <p>On 27/6/08, a Certificate of Lawfulness (LBC Ref. 2008/0315/P) was granted for an assortment minor changes to this consent involving the following: 1. Increase to floorspace to basement floorspace to accommodate plant and reorganisation of plant areas within basement and ground floor areas. 2. Changes to basement parking layout and cycle storage areas. 3. New lightwells to block C/D, omission of bridge over block C/D lightwell by flat C02 and increased width of lightwells to block A. 4. Revised internal ground floor refuse/recycling storage area. 5. Introduce high level window and obscure glazed door on southern and eastern elevation of flat CO3 of block C. 6. Revised kerbline, surface treatment and proposed tree positions. 7. Change of mix, arrangement and size of private and affordable flats, as described in schedule that accompanied the application. 8. Introduction and alteration to windows to 1st-4th floors to southern and eastern elevations to western section of block C and related elevational changes. 9. Additional green roof area. 10. Alterations to fenestration, panels and other minor alterations to elevations (including roof storeys) of blocks A, B, C and D (as shown on drawings).</p> <p>This current Certificate of Lawfulness application includes the previous changes (other than as changed by the current application) and additionally seeks consent for the following proposed alterations:</p>		

Re-location of cycle parking within Block B: Block B was approved with 88 internal cycle parking spread across the basement and sub-basement. This is now proposed to be amended to provide a total of 102 spaces comprising 74 spaces in sub-basement to serve the 64 private flats and 28 spaces on ground floor to serve the 23 affordable units in blocks A and C. This would simplify access and security and access arrangements in respect of the affordable occupiers. These details are acceptable, indeed revised details of these arrangements have already been discharged in respect of the cycle storage condition.

Re-configuration of entrance pathway to and disabled access to Block A: These have been very slightly changed following detailed surveys of site levels- the position of the main path has had to be shifted to avoid servicing equipment and some steps introduced, for example. These are of no consequence and are acceptable.

Provision of sunken emergency escape staircase within the central landscaped area: Introduced for fire safety reasons and again of no significant consequence.

Amendments to the layout of central landscaped area: Again, the updated landscaping arrangements to the courtyard have already been approved to include trees, planters, seating and a rubberised surface, rather than the small lawn suggested (albeit subject to provision of subsequent details by condition) on the original main permission.

Changes to ancillary storage areas: The residential bulk storage, chiller plant room, water storage area, electrical switch room, ground source heat pump dry cooler (previously biomass equipment occupying a larger area) at ground floor, basement and sub-basement levels to blocks A and B have been rearranged. Detailed changes are annotated on the proposed drawings. The rearrangement of these areas does not raise any significant issues and is acceptable.

Areas set aside for chiller vent shaft and car park extract vent plant and shafts changed: Again, this raises no significant fresh issues and is acceptable.

In Block B, two separate commercial refuse storage areas introduced at ground floor level, redundant chiller plant areas amended to basement commercial/retail space: Combined with the impact of the cycle parking for the affordable units at ground floor level, this has the effect of redistributing some space for the shop units and increasing the overall floorspace of the floorspace of the commercial units from 416sqm overall to 690sqm overall, albeit across ground floor (347sqm) and basement level (343sqm). This overall increase to these units, if anything, would be an improvement (petitions were received at the time of the application in respect of the loss of certain shops. 585sqm of Class A floorspace previously existed). Highways planners raise no objection to the proposed refuse storage arrangements.

It is concluded that the proposed revisions to the previously approved scheme are not material changes to the previously-approved scheme such as to require the submission of an application for planning permission and it is recommended that a Certificate of Lawfulness be granted.

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