

Delegated Report		Analysis sheet		Expiry Date:	25/03/09
				Cons. Expire:	01/04/09
Officer			Application Number(s)		
Angela Ryan			2009/0998/P		
Application Address			Drawing Numbers		
Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) London NW1 3BL			Security strategy updated 16 th February 2009, plus residential accommodation compliance with Secured by Design		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of community safety measures pursuant to condition 31 attached to planning permission granted subject to a section 106 legal agreement dated 08 June 2006 (ref 2004/1700/P) for demolition of existing buildings and erection of a part 8, part 9, part 20 storey residential building comprising 60 private residential units and 91 affordable units. And 9 and 10 storey buildings (plus roof-top plant) comprising 49,500 sqm of office (Class B1) floorspace with 982 sqm of retail/professional services/food & drink/community non-residential institution (Class A1/A2/A3/D1) uses at ground floor level all plus basement and sub-basement levels, ground floor theatre / community facility (Class D1), associated access points including in/out roadway, parking, servicing, open areas and landscaping.					
Recommendation(s):		That Condition 31 is discharged			
Code:		Approval of Details			

Conditions or Reasons for Refusal:	N/A					
Reasons for Conditions:	N/A					
Informatives:	You are reminded that conditions (7), (12), (23), and (28) attached to planning permission dated 8 th June 2006 (Ref: 2004/1700/P) remain outstanding.					
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p><u>FPP- Sites and Projects:</u> No comments received</p> <p><u>Met Police- Crime Prevention Officer:</u> Initially raised concerns that the security strategy did not contain any information about how the residential element was going to meet 'secured by design standards'. The applicant has since revised the strategy and the Crime Prevention Officer has confirmed that the amendment addresses his concern.</p>					
CAAC/Local groups* comments: *Please Specify						

Site Description

The site is construction site and is currently being built to a 2006 planning permission comprising 3 buildings a part 8, part 9 and part 20 storey residential building, and part 9 and 10 storey buildings for mixed-use (office, retail, professional services, food and drink/community and non-residential institution). The site is bounded by contemporary office buildings, which are part of the Triton Square office development to the east. The Grade II listed White House Hotel and grade II* listed Holy Trinity Church are situated on the opposite side of Osnaburgh Street to the west. Beyond these buildings are Regency and Georgian terraces fronting onto Albany St, which are within the Regents Park Conservation Area. Regents Park is sited further to the west beyond Albany Street.

The site is bounded to the north by the Regents Park Housing Estate, a combination of maisonettes, deck access and point blocks. The estate is identified as an area of significant urban deprivation and a Neighbourhood Renewal Area. The site is bounded to the south by the Euston Road, and Georgian terraced streets and squares of Bloomsbury Conservation Area.

Relevant History

On 8th June 2006 planning permission was granted subject to a S106 agreement for Demolition of existing buildings and erection of a part 8, part 9, part 20 storey residential building comprising 60 private residential units and 91 affordable units. And 9 and 10 storey buildings (plus roof-top plant) comprising 49,500 sqm of office (Class B1) floorspace with 982 sqm of retail/professional services/food & drink/community non-residential institution (Class A1/A2/A3/D1) uses at ground floor level all plus basement and sub-basement levels, ground floor theatre / community facility (Class D1), associated access points including in/out roadway, parking, servicing, open areas and landscaping. (Ref: 2004/1700/P).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

S2- Sustainable Development

SD1D-Community Safety

Assessment

The application relates to the discharge of condition 31 attached to the planning permission dated 8th June 2006, (ref: 2004/1700/P), which requires the developer to provide details of the community safety measures to be undertaken throughout the site.

The site will comprise a mix of commercial, retail and residential uses with significant areas of public open space. Although there are no public rights of way the development encourages pedestrian routes, both north-south and east-west, providing links between Euston Station, Regent's Park, Fitzrovia and the site. It is considered that the site would therefore need 24 hour safety and security management. This will take place 24 hours a day, 7 days per week via manned security in set locations in buildings in and around the site, external patrols, and CCTV monitoring of all external and common areas. There is also regular liaison with the police via the Safer Neighbourhoods Scheme.

In terms of the residential development proposed in building C on the site, and with a view to achieving/guaranteeing "Secured by Design" status the developer proposes to undertake to do specific things for particular aspects:

Public access: the developer proposes to restrict public access for non-residents by installing an audio/visual PAC door entry system with remote control door release entry handset in each flat. Entrance doors will also be monitored by CCTV linked to a Concierge's desk.

Natural surveillance: measures include unobstructed views from dwellings, and recesses, blind corners and hiding places have been eliminated where possible.

Formal Surveillance: A CCTV system is to be provided with coverage to ground floor internal entrance areas and external building façade.

Lighting: Will be installed in main site areas, car park, footpaths, refuse stores, landscaped gardens, and all entrance doors and fire exits.

As well as the above, windows and doors are proposed to meet the relevant British standards.

Policy S2 seeks to ensure that development promotes a high quality of life for all members of the community, and SD1D seeks to ensure that developments incorporate design, layout and access measures which address personal safety, including the fear of crime, security and crime prevention, the above community safety measures proposed are considered to align with what the Council is seeking to achieve and are considered to be acceptable. As such it is recommended that condition 31 attached to the above referenced planning permission be discharged.

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