

Delegated Report		Analysis sheet		Expiry Date:		16/03/2009	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elizabeth Beaumont				2008/5804/P			
Application Address				Drawing Numbers			
139 - 147 Camden Road London NW1 9HA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of facing materials pursuant to condition 2 and details of cycle parking pursuant to condition 10 of planning permission dated 11/08/08 (ref: 2006/3570/P) for demolition of the existing building and canopy structure and erection of a new single storey building in connection with the change of use from a petrol filling station (Sui Generis) and motor vehicle sales yard (Sui Generis) to a motor vehicle maintenance and repair place (Class B2) and associated parking.							
Recommendation(s):		Part Approve / Part Refuse					
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:		N/A					
CAAC comments:		N/A					
Site Description							
The site is located on the corner of Camden Road and Sandall Road. The site was previously occupies by a petrol station and motor vehicle sales yard. The property falls within the rail safeguarding area for the Channel Tunnel Rail Link (CTRL) and the Chelsea-Hackney Cross Rail link (Cross rail 2). It is also within the strategic viewing corridor (Kenwood to St Paul's Cathedral). The site is not in a conservation area or a listed building.							
Relevant History							
11/08/2008 – p.p. approved for demolition of the existing building and canopy structure and erection of a new single storey building in connection with the change of use from a petrol filling station (Sui Generis) and motor vehicle sales yard (Sui Generis) to motor vehicle maintenance and repair place (Class B2) and associated parking.							
Relevant policies							
<u>London Borough of Camden Replacement Unitary Development Plan 2006</u> S1, S2 – Sustainable development B1 – General Design Principles T3 - Pedestrians and cycling Camden Planning Guidance 2006							

Assessment

Condition 2 of planning permission 2006/3570/P reads as follows:

Samples of all facing materials including the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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

The approved facing material for the property was brickwork with aluminium windows and fascia. It is proposed to replace the brickwork with metal cladding. It is considered the proposed metal cladding is of a poor quality and would have a detrimental impact on the character of the overall building finish and the character and appearance of the immediate area. The proposed cladding is therefore considered unacceptable and the condition cannot be discharged.

Whilst the Council is not satisfied with the quality of the material proposed for the facing materials, it is noted that the cladding is a material alteration from the finish that has been considered under the substantive application (i.e. brickwork with aluminium windows). Procedurally, the applicant would need to seek a variation to Condition 2 as it relates to the material finish prior to discharge of this condition.

Condition 10 of planning permission states:

The applicant is required to provide a minimum of 4 secure cycle parking spaces on the site. Details of the cycle parks shall be submitted to and approved by the Council before the occupation of the premises. The cycle parking spaces shall not be constructed other than in accordance with the details thus approved and thereafter, shall be permanently retained and kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle provision in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

It is considered that the details of the cycle parking, which includes 3 Sheffield style cycle stands, spaced approximately 1 metre apart and capable of securing 6 cycles, is acceptable and condition 10 can be discharged.

Recommendation: Refuse discharge of condition 2 as it relates to material finish, and approve discharge of condition 10 as it relates to cycle storage.

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