

Delegated Report		Analysis sheet		Expiry Date:		13/03/2009	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Bethany Arbery				2009/0600/P			
Application Address				Drawing Numbers			
56 Hemstal Road London NW6 2AH				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of hard and soft landscaping and methods to conserve water, energy and resources pursuant to conditions 3 and 9 of planning permission dated 10/12/07 (2007/5215/P) for the amendments to planning permission dated 27/03/07 (2006/3659/P) for the erection of four buildings for use as 3 x 3-bedroom flats and 3 x 4-bedroom single-family dwelling houses namely, elevational changes including design and position of windows.							
Recommendation(s):		Approve details.					
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/Local groups comments:		N/A					

Site Description

The application site is located at the junction of Hemstal Road, Palmerston Road and Linstead Street. The site was previously owned by the Council and was occupied by four two-storey temporary residential dwellings, which were granted planning permission in 1991. The dwellings were four detached prefabricated two-storey plus pitched roof houses which were set back from the street. These have now been demolished. The site is not located within a conservation area.

Relevant History

2006/3659/P

Planning permission was granted on 27/03/07 for erection of three-storey building to provide three flats (3 X 3 bedrooms) fronting onto Hemstal Road, two three-storey 4-bedroom single-family dwellinghouses set behind front garden fronting onto Hemstal Road (one to rear of plot) and one two-storey 4-bedroom single-family dwellinghouse set behind front garden fronting onto Linstead Street (following demolition of four existing detached residential buildings) (all new accommodation is affordable housing). The permission was subject to a S106 agreement to secure: affordable housing; car-free; highways works; lifetime homes standards; and a construction management plan.

2007/2409/P

An application was submitted on 17/05/07 for revised fenestration (window) treatment for the ground floor of Flats 1-3 and House 2 (Street elevation and House 3 (Street elevation) pursuant to condition 8 of planning permission granted subject to a section 106 legal agreement dated 27th March 2007 (Ref. 2006/3659/P) for the erection of three-storey building to provide three flats (3 X 3 bedrooms) fronting onto Hemstal Road, two three-storey 4-bedroom single-family dwellinghouses set behind front garden fronting onto Hemstal Road (one to rear of plot) and one two-storey 4-bedroom single-family dwellinghouse set behind front garden fronting onto Linstead Street (following demolition of four existing detached residential buildings) (all new accommodation is affordable housing). The application was withdrawn on 21/06/07.

2007/4964/P

An application was submitted on 01/10/07 for details of all facing materials, zinc and timber cladding pursuant to condition 3 of planning permission granted 27th March 2007 (2006/3659/P) for erection of three-storey building to provide three flats (3 X 3 bedrooms) fronting onto Hemstal Road, two three-storey 4-bedroom single-family dwellinghouses set behind front garden fronting onto Hemstal Road (one to rear of plot) and one two-storey 4-bedroom single-family dwellinghouse set behind front garden fronting onto Linstead Street (following demolition of four existing detached residential buildings) (all new accommodation is affordable housing). The application was withdrawn on 28/04/08.

2007/5215/P

Planning permission was granted on 10/12/07 for amendments to planning permission dated 27/03/07 (2006/3659/P) for the erection of four buildings for use as 3 x 3-bedroom flats and 3 x 4-bedroom single-family dwelling houses namely, elevational changes including design and position of windows.

2008/0623/P

An application was approved on 24/04/08 for details of sample board of external facing materials pursuant to condition 2 attached to planning permission granted subject to a section 106 legal agreement dated 18 December 2007 (ref:2007/3125/P) for amendments to planning permission dated 27/03/07 (2006/3659/P) for the erection of four buildings for use as 3 x 3-bedroom flats and 3 x 4-bedroom single-family dwelling houses namely, elevational changes including design and position of windows.

2008/3852/P

An application was approved on 15/09/08 for details of windows, window openings and all external doors, steel entrance gates and bin stores (Condition 1 (a)-(c)); cycle parking (Condition 7); and security measures (Condition 8) pursuant to conditions 1, 7 & 8 of planning permission dated 10/12/07 (2007/5215/P) for the erection of four buildings for use as 3 x 3-bedroom flats and 3 x 4-bedroom single-family dwelling houses, itself an amendment of planning permission dated 27/03/07 (2006/3659/P).

2008/3858/P

Planning permission was granted on 25/09/08 for variation of condition 4 (replacement of tree on corner of Hemstal Road and Linstead Road) and removal of condition 6 (obscure glazing to windows) of planning permission dated 10/12/07 (2007/5215/P) for the erection of four buildings for use as 3 x 3-bedroom flats and 3

x 4-bedroom single-family dwelling houses, itself an amendment of planning permission dated 27/03/07 (2006/3659/P).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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.

London Borough of Camden Unitary Development Plan (2006)

B1 General design principles
SD9 Resources and energy

Camden Planning Guidance (2006)

Assessment

In March 2007 planning permission was granted (subject to conditions and a legal agreement) for the following works:

- Erection of a three-storey building to provide three flats (3 x 3 bedrooms) fronting onto Hemstal Road;
- Erection of two x three-storey 4-bedroom single-family dwellinghouses (Houses 1-2) set behind a front garden fronting onto Hemstal Road (one is located to the rear of the plot); and
- Erection of one x two-storey 4-bedroom single-family dwellinghouse (House 3) with integral garage fronting onto Linstead Street.

In December 2007 planning permission was granted for revisions to the approved scheme. The revisions related solely to the elevational detailing of the buildings. As part of this submission the applicant also sought to address the requirements of Condition 8 of the planning permission. This condition required that the ground floor fenestration of Flats 1-3 and House 2 and House 3 (street elevations) be revised and submitted to the Council for approval.

Overall the proposed elevational changes were considered to be an improvement on the original scheme with the elevations having a far more logical fenestration pattern. Planning permission was subsequently granted subject to conditions.

Conditions 1, 7 and 8 of the original permission were no longer considered to be necessary and were therefore not included on the amended permission. The permission had already been implemented therefore the 3-year time condition was not required. The omission of the previously proposed timber cladding made condition 7 unnecessary. Condition 8 had been addressed as a result of the current application. Conditions 3 and 9 (now conditions 2 and 6) were amended slightly in their wording in order to take into account the changes to the scheme.

An application was subsequently made and approved for removal of conditions 4 (replacement tree) and 6 (obscure glazing to windows) of the amended planning permission. Condition 2 (facing materials) of the permission was discharged on 24/08/08. Conditions 1 (a) to (c) (detailed drawings of windows, window openings and all external doors, steel entrance gates and bin stores), 7 (cycle parking) and 8 (security measures) were discharged on 15/09/08. There are two outstanding conditions which require details to be submitted, these are:

- Condition 3 - hard & soft landscaping;
- Condition 9 - water/energy conservation measures.

Condition 3

The proposed hard and soft landscaping details have been developed in consultation with the arboricultural officer. The planting has been designed to soften the development and provide a reasonable level of biodiversity value. The proposed landscaping scheme is considered to be acceptable and condition 3 can be discharged.

Condition 9

The applicant has submitted an EcoHomes report which was carried out on the new development as it neared completion in August 2008. The report indicates that the development achieves a very good rating (59.86%).

A certificate was issued by BRE Global Ltd on 24/12/08 which certified the development with a score of 60.15% and a BREEAM rating of very good. The report states that scores of 58.3% and 33.3% have been achieved in energy and water and 67.7% in materials.

The development has been constructed with a good level of insulation and the inclusion of drying space, eco labelled white good, low energy light fittings and high efficiency boilers all seek to reduce energy consumption of the occupiers. In terms of reducing water use, flow restrictors have been installed to showers, basins and taps. Recycling facilities have been provided and the existing buildings on the site have also been recycled, they were dismantled and transported to the University of West England to be re-assembled. Cycle parking has been provided, but no car-parking in order to encourage residents to use more sustainable modes of transport. The introduction of a higher proportion of soft landscaping on the site than existing will improve drainage, improve biodiversity and air quality.

The measures which have been undertaken to ensure that the development is as sustainable as possible are welcomed. The overall BREEAM rating is comparable with what we would expect to secure on larger scale developments. The scores for energy and water are slightly below what we would normally expect, but the materials score is higher. Although the applicant had gone some way to demonstrate the sustainability of their development they were asked for additional information in respect of certain aspects of it to see if there was scope for improving it further.

The applicant was asked to look at improving the credit rating for water by specifying more water efficient water appliances. They have advised that due to the nature of the development (100% social housing) kitchen appliances are not specified or provided, but information on the purchase of water and energy saving appliances was provided within the resident's manuals. Water saving measures have been employed where it has been possible. The applicant was asked to advise on the air tightness of the building. They submitted certificates which indicate that the buildings achieve an 'excellent' air tightness rating. In terms of mechanical engineering systems going into the building to make them energy efficient the applicant has advised that the boilers are to be COMBI type condensing boilers and have a SEDBUK band rating A. The ventilation specified is a Passivent system and has been designed for continuous extract in accordance with Part F. The applicant has given some consideration to the inclusion of CHP and/or renewables within the development, however, given the size of the scheme they have not found these to be viable options.

It is considered that the applicant has adequately sought to ensure inclusion within the development methods to conserve water, energy and resources and therefore condition 9 can be discharged.

Recommendation: Approve details.

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