

Delegated Report		Analysis sheet		Expiry Date:	16/02/2009
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Adrian Malcolm			2009/0171/P		
Application Address			Drawing Numbers		
2-20 Winchester Road & 157A Fellows Road London NW3 3NT			WT1656SK01A; WT1656L-01C & 02A; 2716-D030J; BREEAM Ecological Assessment EcoHomes (RT-MME-101837); materials brochures (Ibstock Arundel Multi Stock Brick, Silver Grey textured Marshalls Conservation Setts, Marshalls silver grey textured flush conservation kerbs, Marshalls Scoutmoor diamond cut Yorkstone Paving, Marshalls Perfecta natural colour paving, Mashalls silver grey textured Mistral Setts, Charcon Appalachian grey textured flags, Redman Fisher Flowforge mild steel grilles, Sure Set Barley Beach 10mm permeable resin-bound paving).		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of hard and soft landscaping pursuant to condition 9 of the planning permission dated 21/06 /06 (2005/5580/P) for redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.					
Recommendation(s):		Discharge condition			
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:	C&UD Landscaping Officer- submitted details considered to be acceptable. Landscaping well coordinated and the planting provides a reasonable level of biodiversity (in terms of providing food source for birds and insects).					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site stands at the southern end of Winchester Rd, south of its junction with Fellows Rd, in a primarily residential area around 200m from Swiss Cottage Underground Station. The application site itself was previously occupied by a post-war 3-storey block comprising ground floor shop units with 8 private 3-bedroom residential units above, plus hard surfaced parking/service areas to the rear of the block with access from Fellows Rd. A 3-storey 4-bedroom house at the end of a post-war terrace of houses on Fellows Rd has also been included in the application site.

Relevant History

2005/5580/P- 21 June 2006: planning permission granted subject to a legal agreement for redevelopment to provide 3 new buildings of part 3/part 5 plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 208sqm Class A1 Retail, 104sqm Class A2 Financial and Professional Services and 104sqm Class B1 Business Use) and 41 car parking spaces with new vehicular access from Fellows Rd, plus associated hard and soft landscaping (following an earlier withdrawal of a similar scheme in October 2005). The current application that is the subject of this report is a submission of details pursuant to compliance with one of the conditions attached to permission ref. 2005/5580/P.

Relevant policies

Replacement Camden UDP 2006 Policy B1

Assessment

Condition 9 states:

'Details of all hard and soft landscaping on the site (including the relation of planting to proposed basement areas, the design and details of the internal access road) shall be submitted to and approved by the local planning authority prior to commencement of the development and shall be carried out in accordance with such approved details no later than the end of the first planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, no later than the end of the following planting season, with others of similar size, and species, unless the Council gives prior written consent to any variation.'

Reason for condition:

To ensure that suitable areas of circulation and amenity are provided within the development to an acceptable standard, in accordance with policies EN1, EN13 and EN15 of the Adopted Camden UDP and Policy B1 of the Revised Deposit Draft of the Camden UDP 2004, as amended.'

The applicant has submitted a BREEAM /EcoHomes Ecological Assessment that shows that 4 out of 9 possible credits would be awarded and that a potential 5 further credits could be achieved if recommendations within the report are carried out through such matters as choice of native species planting, measures to protect trees and birdlife during construction, installation of bat and bird boxes, good horticultural practice and choice of green roofs and walls. It is recommended that an informative be attached to the decision notice stating that this decision has been made on the basis that the recommendations in the Ecological Assessment will be carried out.

Full details of hard and soft landscaping across and around the site has been provided. These include, for example, 6 'Chanticleer' (flowering pear) trees along the Winchester Rd frontage, Marshalls 'Natural Perfecta' paving to the colonnaded section to block B and to pathways at the front of block A and to areas between affordable blocks A and C/D and York Stone to the residential entrance, Charcon 'Appalachian' grey concrete flagstones to the wide forecourt on the Fellows Rd corner towards the Winchester Rd junction, Marshalls silver grey Conservation Setts to the vehicular entrance from Fellows Rd, silver grey Marshalls Mistral setts to the mews road. Raised planters with ornamental trees would be provided within the affordable courtyard which would include a central area for seating (note this arrangement has changed from the lawn indicated on the plans considered at the time of the main application) and at the end of the pathway to block D. A series of raised planters and cobbles set in mortar would be provided in front of block C/D to enable discrete separation from the pathway serving the units. Shrubs would be provided to the garden area on the Fellows Rd frontage to block A. The landscape officer is satisfied that the choice of species would provide a spread of blooms across the year (including native species) and include a reasonable level of biodiversity e.g. providing food for birdlife and insects. The retention/replacement and other provision of trees on the main street frontages and their protection has previously been agreed under conditions 12 and 13.

The Council's landscaping officer is satisfied with the submitted details (see comments above).

It is therefore recommended that this condition be discharged with the above-mentioned informative.

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