

Delegated Report		Analysis sheet		Expiry Date:		21/11/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Thomas Smith				2007/4843/P			
Application Address				Drawing Numbers			
52 Prince Of Wales Road Travellers Site to rear (part) Dalby Street, (part) Wilkin Street Mews London NW5 3LR				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Partial details of hard and soft landscaping and details of cycle parking pursuant to conditions 4 and 14 of planning permission granted subject to a section 106 legal agreement dated 10th January 2006 (for the demolition of 52 Prince of Wales Road and the redevelopment of the site by the erection of a 7 storey mixed use building).							
Recommendation(s):		Granted					
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: <small>*Please Specify</small>		N/A					

Site Description

This application relates to 52A Prince of Wales Road, a traveller's site and the Dalby Street roadway. 52 Prince of Wales Road adjacent to Kentish Town West Railway Station, Talacre Sports Centre and Talacre Open Space. The site partially falls within the Inkerman Conservation Area.

Relevant History

Planning permission 2005/4187/P for demolition of 52 Prince of Wales Road and the redevelopment of the site by the erection of a 7 storey mixed use building to accommodate Class D1/A1/A2/A3 or B1 units at part ground and ground floor mezzanine levels, 55 residential flats comprising of 36 private and 19 affordable (1xstudio, 26x1 bed, 17x2 bed and 11x3 bed) on ground to sixth floor levels, basement parking for 18 cars and 34 cycles, formation of new two way vehicular access with turning circle, pedestrian access alongside the Talacre Open Space was granted in Januray 2006 subject to conditions including the following:

Condition 4

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.]

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15 of the London Borough of Camden Unitary Development Plan 2000.

Condition 14

A plan showing the replacement cycle parking spaces for the sports centre shall be submitted to and approved by the Council before work on site commences.

Relevant policies

B1, N5, N8, T3, Appendix 6 (Parking Standards)

Assessment

Condition 4

Details of hard and soft landscaping have been provided and they are considered to be acceptable. However, no details of the green roof have been provided and therefore this condition cannot be fully discharged. An informative is attached in relation to this matter.

Condition 14

It is unclear how many cycle parking spaces were previously provided for the sports centre but the 12 spaces shown on the landscape plan are considered to be adequate and this condition can be discharged.