

Delegated Report		Analysis sheet		Expiry Date:		12/09/2007	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Adele Castle				2007/3534/P			
Application Address				Drawing Numbers			
Kentish Town Health Centre 2 Bartholomew Road London NW5 2BX				Revised Statement to Discharge Planning Condition 1			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of swept paths, alternative access to site and start and end date of the construction period pursuant to condition 1 of approval of details granted on 20th March 2007 (ref 2007/1125/P) for the discharge of condition 14 (Methodology statement) of the planning permission granted to a section 106 dated 30 September 2005 (2004/1061/P).							
Recommendation(s):		Grant					
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: *Please Specify		n/a					

Site Description

The site lies within sub area 3 of the Bartholomew Estate Conservation Area. This area occupies a corner plot within the southern part of the conservation area and incorporates parts of Bartholomew Road and Bartholomew Villas to the south side of Lawford Road. The prevailing character is residential but is integrated with corner shops, the existing Health Centre and light industrial uses around the railway line in Midland Road to the north of the conservation area. There are no listed buildings within the vicinity of the site.

Relevant History

PP (ref: 2004/1061/P) and CAC (ref: 2004/1113/C) granted on 30/9/05 subject to S106 for the demolition of the existing Kentish Town Health Centre building and construction of a new 3 storey integrated care centre for the Primary Care Trust subject.

Revised submission of details (ref: 2007/1125/P) (superseding 2006/5257/P) of methodology statement for the demolition and construction of the site and phases for excavation and construction vehicles, parking of vehicles and the delivery of materials and plant to the site pursuant to discharge of condition 14 of (2004/1061/P) granted 20/03/07 subject to conditions 1 and 2 as detailed below.

Condition 1: The details of

- i) fully scaled drawings of swept paths of all vehicle movements and sizes accessing the site;
- ii) fully scaled drawings showing alternative methods of how large vehicles shall access the site etc;
- iii) the start and end date of the entire construction period;

shall not be otherwise than as those submitted to the Council prior to any work commencing on site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure the construction and demolition works are carried out in accordance with the requirements of policies T12 and T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 2:

Notwithstanding what is shown on the submitted drawings hereby approved, nothing shall convey permission for the proposed highways works including pavement widening and alterations to the fire post.

Reason: In the interests of traffic and pedestrian safety in accordance with policies T3 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Relevant policies

T3, T12

Assessment

Following an earlier submission ref: 2007/1673/P this application (withdrawn) provided insufficient information to demonstrate highway safety in relation to the construction and management plan agreed as part of the original application – condition 14. Details in relation to condition 14 were submitted but deemed to be insufficient and therefore required a further condition attached to condition 14. This application seeks to discharge the further details.

Detailed drawings of swept paths and works to the highway have been submitted and are now considered to be acceptable.

Recommend approval.