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| Delegated Report | | Analysis sheet | | Expiry Date: | | 26/07/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | 09/07/2007 | |
| Officer | | | | Application Number(s) | | | |
| Neil McDonald | | | | 2007/2341/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 37-63 Fortune Green Road London NW6 1DR | | | | 1405-4-E-000-2001 rev E, 1405-4-E-000-2002 rev H, 1405-4-E-000-2003 rev E, 1405-4-P-000-1008 rev B, 1405-4-P-000-1009 rev B, 1405-4-P-000-1010 rev D, 1405-4-P-000-1011 rev D, 1405-4-P-000-1012 rev C, 1405-4-P-000-1013 rev E, 1405-4-P-000-1014 rev D, 1405-4-P-000-1015 rev B, 1405-4-S-000-3001 rev D. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Submission of revised detailed drawings with changes including new glass block windows at ground floor level facing onto Fortune Green, new balconies to courtyard elevations and other minor changes, in substitution of the previously submitted details approved on 30/06/06 (2006/1403) pursuant to condition 6(a) of outline permission (ref. 2003/1858/P) granted on appeal dated 17th February 2005 (ref. APP/X5210/A/03/ 1135364) (for the redevelopment of existing public house, shop units, showroom/garage & petrol station by the erection of a part 4, part 5 storey building plus basement & sub-basement for gym use (Class D2), commercial use (Class A1, A2 or A3 use), and residential use (Class C3)). | | | | | | | |
| Recommendation(s): | | Granted | | | | | |
| Application Type: | | Approval of Details | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 03 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | Letters sent to Ranulf Road and Gondar Gardens Residents Associations and The Friends of Hampstead Cemetery. No responses received. Camden Parks and Open Spaces also informed but did not raise comment. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | As above | | | | | |

Site Description

The site was formerly a car showroom/garage with petrol filling station, parade of shops and a public house located on the west side of Fortune Green Road. Site clearance has now taken place. The land is surrounded on 3 sides by Fortune Green public open space. The site is the subject of redevelopment proposals granted on appeal for a part 4 and part 5-storey building of residential flats with basement parking and shops and a gym at ground floor/part basement. Construction has now commenced. The site is not located within any conservation area.

Relevant History

On 17 February 2005, following an inquiry held in October 2004, outline planning permission was granted for a part 4, part 5 storey building plus basement & sub-basement to provide a gym (Class D2) at part basement & part ground floor, 5 ground floor commercial units (Class A1, A2 or A3 use), 22 affordable residential units at 1st-3rd floors & 50 private residential units at 1st-4th floor levels, plus 82 ancillary parking spaces on the site comprising 37-63 Fortune Green Road. (2003/1858/P).

The approval is bound by an accompanying Unilateral Undertaking securing affordable housing; car capped housing; travel plan; contributions for education, highways works and additional planting for the adjacent public open space.

The Inspector granted outline permission with reserved matters being design, external appearance, landscaping and access. These were approved on 30/06/2006 (ref. 2006/1705/P).

Approvals of details have since been issued in respect of conditions 4 (slab levels); 6a (layout of flats and detailed elevations); 6e (glazing); 6f (parapets); 6g (balconies); 6h (roofs); 6i (boundaries); 6l (shopfronts); 6n (staggered apex); 8 (tree survey); 9 (tree protection); 10 (tree planting); 12 (site access and visibility splays); 13 (route for construction traffic); 24 (archaeological investigation); 25 (site investigation); 30 (noise insulation).

Details are still outstanding in respect of conditions 5 (samples of materials), 6b (lighting), 6c (signage), 6d (planting fixed to building), 6j (entrances), 6k (gate to service area), 15 (residents parking layout), 16 (vehicular ramp), 17 (cycle parking), 26 (waste storage and removal), 27 (surface and foul drainage), 29 (sound insulation of gymnasium) and 31 (ventilation and fume extraction) and require submission.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan –Adopted June 2006

B1 – General design principles

N2B – Development bordering public and private open space

H7 – Lifetime homes and wheelchair housing

H8 – Mix of units

Assessment

This application seeks revised approval of details in respect of condition 6a:

Condition 6a*The following details shall be submitted to and approved in writing by the local planning authority before the development commences and shall be implemented in accordance with any such approval prior to occupation of the development.*

a) layouts of flats and detailed elevations, sections and plans at a minimum scale of 1:100,

Condition 6a had previously been discharged on 30 June 2006 pursuant to approval of details submission ref. 2006/1403/P. This application is for approval of revised plans and elevations to reflect various changes which the applicant wishes to incorporate within the scheme.

The changes affect mainly the internal courtyard and south-facing elevations as detailed below:

New balconies to internal courtyard:- Far more extensive balconies have been added to these courtyard elevations in comparison with the more private, introspective facades to this part of the development shown in the reserved matters details. Whilst there would be an increased amount of overlooking between flats likely as a result, the amenity of the units would on the other hand be increased by the improved outside space provision. Whilst visible from Fortune Green Cemetery, the effect of these balconies would be discrete being set back into the development and contained on two sides by the two 'wings' of the building.

Glass block openings to south elevation wall:- At para 23 of the Inspectors Report on the outline application appeal, it was stated that "the ground floor (accommodating the gym) is currently shown as a blank wall, albeit adorned with panels of different brick. The intention is that those panels could be replaced by windows if such details were agreed." The revised details now submitted show an opaque glass block treatment in respect of these panels, rather than brick, in the manner of windows but not of an opening variety. This is considered to achieve the purpose of relieving the blankness of this elevation while not compromising either the building security, or the tranquil character of the Green.

Increased door openings to south elevation balconies:- Initially, the drawings submitted in respect of the south elevation revisions, showed an increase in the extent of balconies at first, second and third floor levels, and amended all existing windows that would open onto balconies, to doors. In addition, the only remaining openings at second and third levels that would not face onto balconies, would also be amended to doors, but have internal balustrades fitted. This more standardised approach was considered by officers to result in a more dominant appearance to the building and increased impact to Fortune Green. The applicant has subsequently submitted a **revised south elevation** drawing showing the extent of balconies reverting to that approved under the reserved matters, but all the openings that would face onto balconies remaining as doors. The doors not opening onto balconies would revert to windows. This arrangement is considered to suitably respect the interplay between door openings, window openings and brick void that was originally intended for this elevation and protect Fortune Green against any significant additional overlooking.

Changes to the staggered apex:- These are to reflect details already approved in relation to condition 6n (details of the staggered apex).

The changes are not considered to fundamentally alter, or compromise the appearance of the building. There will be no affect on the internal floor plan and other aspects relating to flat layouts, unit mix or lifetime homes/disabled access. The increased balcony spaces to the courtyard and increased door openings to the south elevation balconies, would provide a beneficial amenity for the occupiers of the development while not intruding unreasonably on the privacy of neighbouring occupiers or the character of Fortune Green.

Recommendation: The submitted details are acceptable and recommended for approval, however an informative should be attached in line with the condition imposed on the reserved matters approval, reserving the Council's position with regard to the principal of semi-glazed facing brick until such time as samples (currently submitted under ref 2007/3130/P) are approved pursuant to condition 5.