

Delegated Report		Analysis sheet		Expiry Date:		11/06/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Thomas Smith				2007/1933/P			
Application Address				Drawing Numbers			
Lyndhurst Hall Warden Road Athlone Street London NW5 4RE				A(90) 15 B; 16 A; 10 A; 13 B; 14 A; L(20) 01 G; 02 F; 04 G;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of waste storage/removal and cycle storage pursuant to conditions 6 & 9 of approved scheme 2005/4429/P dated 18/5/06, for the demolition of Lyndhurst Hall and development of three 5 to 8 storey residential blocks in a 'C' formation to provide 51 self contained flats with 17 car parking spaces at basement level.							
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

Lyndhurst Hall lies within a predominantly residential area midway between Kentish Town Road and Chalk Farm Road, approximately 50m north of Talacre Open Space. It is contained by Warden Road to the north and Athlone Street to the south. The eastern portion of the site comprises Beckington open space, designated as private open space in the UDP.

The site is not situated within a conservation area although West Kentish Town Conservation Area is situated directly to the south-west of the site. It is located within the strategic viewing corridor from Parliament Hill to the Palace of Westminster.

Relevant History

Planning application 2005/4429/P for the demolition of Lyndhurst Hall and development of three 5 to 8 storey residential blocks in a 'C' formation to provide 51 self-contained flats with 17 car parking spaces at basement level was approved in 2006 subject to the following conditions:

Condition 6

Before the use commences, details of the method of storage and waste removal (including recycled materials) shall be submitted to and approved by the Council and the approved method shall thereafter be maintained.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies RE2 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policy SD6 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

Condition 9

Before the use commences, details of secure and undercover cycle storage areas shall be submitted to and approved by the Council and these cycle storage areas shall be retained as such thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000 and policy T3 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

An application to discharge these conditions was withdrawn earlier this year following officer concerns about the refuse storage arrangements.

Relevant policies

UDP 2006

SD6, T3

Camden Planning Guidance 2006

Assessment

Proposal

Approval of details of waste storage/removal and cycle storage pursuant to conditions 6 & 9 of approved scheme 2005/4429/P

Consideration

Following the previously withdrawn scheme, the applicant has discussed the refuse storage and collection arrangements with relevant Council officers and the following has been agreed:

- The 6 maisonettes accessed directly from Warden Road and Athlone Street will have a multi-material recycling box and a 240L bin each;
- Two communal refuse stores serving the other 45 flats accommodating recycling and general refuse bins which can be accessed directly by refuse collectors.

Secure cycle parking provision is made for 26 cycle parking spaces for the 45 flats (the 6 maisonettes can accommodate cycle storage internally). The current UDP cycle parking standards (1 space per unit) were not adopted when this application was approved and the level of provision was based on previous standards which were not so stringent. It would not be possible to provide one space per unit without reducing the size of some of the flats and in these circumstances it is considered that the cycle parking proposed would be adequate.

Recommendation

Discharge conditions 6 and 9