

Delegated Report		Analysis sheet		Expiry Date:		16/03/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2007/0308/P			
Application Address				Drawing Numbers			
2-20 Winchester Road London NW3 3NT				Brochure from Squire and Partners dated 11/1/07 entitled Planning Condition 3- Wheelchair Compliant Units (ref. 04041) including drawings 15-01_PC03.02A-09A			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of the wheelchair units pursuant to condition 3 of the planning permission dated 21/06/06 (2005/5580) for redevelopment to provide 3 new buildings of part 3/part 5 storeys plus basement and sub-basement containing 76 residential units (51 private and 25 affordable units) 416sm of commercial floorspace (312sm Class a1 retail; 104sm Class A2 financial & professional services); 41 car parking spaces with new vehicular access from Fellows Road plus associated hard & soft landscaping.							
Recommendation(s):		Grant to 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:		Access Officer- unable to comment due to illness.					
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 is currently 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.

A number of applications for details pursuant to compliance with other conditions attached to permission ref 2005/5580/P have also been submitted recently for the Council's consideration (i.e. details of slab levels, obscure-glazed windows, facing materials, light wells, landscaping, arborocultural method statement, tree protection measures during construction, Fellows Rd access, refuse storage, plant and security measures).

Relevant policies

Replacement Camden UDP 2006 Policy H7

Assessment

Condition 3 states:

'Details shall be submitted to the local planning authority to demonstrate how 10% of the units hereby approved will be provided to standards suitable for wheelchair users and specifying those units. The development shall be carried out in accordance with any such approval prior to occupation of any part of the development hereby approved.

(Reason: To ensure satisfactory provision is made within the development to enable occupation and use by wheelchair users in accordance with Policy HG14 of the Adopted Unitary Development Plan 2000 and Policy H7 of the Revised Deposit Draft of the Unitary Development Plan 2004, as amended).'

The scheme will provide 12 units overall that would be wheelchair accessible (6 private and 6 affordable). This represents 15% of the development- well above the Council requirement for 10% wheelchair housing. These include 6 x 3 bed units in the social rented block fronting on to Fellows Rd and 2 x 1 bed and 4 x 2 bed units in the private block fronting Winchester Rd. A further 6 units would be capable of adaption to wheelchair user needs.

A brochure has been provided demonstrating how the units concerned would comply with the various wheelchair standards.

The details are considered acceptable, though an informative is recommended drawing attention to the need to resolve the issue of steps in front of the entrance to the private block (not something to be assessed under the wording of this condition) which is unlikely to be acceptable under Part M of the Building Regulations.

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