

Delegated Report		Analysis sheet		Expiry Date:		20/12/2006	
		N/A / attached		Consultation Expiry Date:		28/11/2006	
Officer				Application Number(s)			
Victoria Lewis				2006/4760/P			
Application Address				Drawing Numbers			
117 Parkway London NW1 7PS				See decision.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Amendment to planning permission ref. 2005/1753/P dated 06/07/05 (for the demolition of existing lock up garages with residential flat over part; redevelopment of site to create 7 residential units with car parking and landscaping) including revisions to windows.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	01	No. of objections	00
Summary of consultation responses:		One representation has been received from Network Rail recommending a number of informatives with the purpose of ensuring no obstruction of or damage to, network rail land during the course of construction.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Regent's Park CAAC – No objection. Camden Town CAAC – No objection.					

Site Description

The application relates to a 3- storey building comprising 7 flats which currently being constructed although is largely complete. The site is located to the rear of properties on Parkway and forms part of the Regent's Park conservation area.

Relevant History

2005/1753/P - Demolition of existing lock up garages with residential flat over part; redevelopment of site to create 7 residential units with car parking and landscaping – GRANTED subject to a section 106 agreement.

2004/4040/P – Redevelopment of the site by way of demolition of the existing lock up garages with residential flat over part; redevelopment of site with a four storey plus basement building to create 9 residential units with car parking and landscaping. (17/09/04)
WITHDRAWN - design unacceptable.

2004/5314/P – Approval for the demolition of existing lock up garages with residential flat over part; redevelopment of site to create 8 residential units with car parking and landscaping (10/02/05 by DC Sub Com) – WITHDRAWN.

PEX0200739 & CEX0200740 – Approval for demolition of the existing garages with residential flat over part and the redevelopment of the site to create 9 residential units (2 x 1 bedroom, 6 x 2 bedrooms, 1 x 3 bedroom) with car parking and associated landscaping subject to a S106 agreement for a car capped development and education contributions. (10/04/03 by DC Sub Com)
S106 signed 12/07/04.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

SD1 – Quality of life

SD2 – Planning obligations

SD4 – Density of development

SD6 – Amenity for occupiers and neighbours

SD7 – Light, noise and vibration pollution

H1 – New housing

H7 – Lifetime homes and wheelchair housing

H8 – Mix of units

B1 – General design principles

B2 – Design and layout of developments large enough to change their context

B6 – Listed buildings

B7 – Conservation areas

N4 – Providing public open space

T1 – Sustainable transport

T3 – Pedestrians and cycling

T7 – Off-street parking, city car clubs and city bike schemes

T8 – Car free housing and car capped housing

T9 – Impact of parking

T12 – Works affecting the highway

Assessment

Planning permission is sought to make the following amendments to permission reference 2005/1753/P

- Provide standing seam metal cladding to the vertical and sloping roof faces (glazing was previously approved)
- Provide internal guardrails to the glazed areas at first and second floor levels within each elevational bay (external guardrails were previously approved)
- Additional detailing between glazed panels at first and second floor levels
- Addition of hopperheads
- Erection of a 1.1 metre high wall to enclose the private garden to unit F2

Design & Amenity

A number of the alterations set out above have already been carried out, including the changes to the roofing materials. The changes are considered to be relatively minor and would not detract from the overall appearance of the building, nor would they result in any harm to the amenity of surrounding residential occupiers or future occupiers of the proposed flats.

Section 106 Obligations

Planning permission reference 2005/1753/P was subject to a section 106 agreement which was duly completed to secure education contributions, a payment to secure the repaving of the entrance to the site as a crossover and repave the width of the property frontage and to secure car-free development. In light of this a deed of variation is required to ensure that the developer would still be bound by the terms of the section 106 relating to the earlier permission. This has yet to be completed therefore it is recommended that the application is refused on the grounds:

- that in the absence of a section 106 agreement to repave the entrance to the site as a crossover and repave the width of the property frontage the proposal would fail to secure adequate provision for and safety of pedestrians and cyclists.
- that in the absence of a section 106 agreement to secure car-free housing the development would be likely to contribute unacceptably to parking stress and congestion in the surrounding area
- that in the absence of a legal agreement for securing educational contributions the proposal would be likely to contribute to pressure and demand on the Borough's education provision

Recommendation

That permission be refused.

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