

Delegated Report		Analysis sheet		Expiry Date:		22/12/2006	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Fowlis				2006/4390/P			
Application Address				Drawing Numbers			
Land adjacent to Stables Market (site/building D) London NW1				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Submission of details of external materials pursuant to condition 6 of planning permission 2005/4882/P dated 17/02/06.							
Recommendation(s):		Approve details pursuant to condition 6					
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
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

The application site is an irregular shaped parcel of land beneath Morrisons car park that will form part of the Stables Market. It is on the west side of Building C which faces Chalk Farm Road. The site is predominantly below ground and includes one of the unused horse tunnels. A part of the application site includes a small parcel of land within the Morrisons car park above ground level. This part of the Morrisons car park is enclosed by a rail viaduct to the north, the private highway of Camden Lock Place to the south, and Interchange House and the rest of the Morrisons car park to the west (rear). The application site steps up significantly (one storey in height). As such although below ground, the level of retail will be in line with the ground floor of Building C.

The application site is not within a conservation area, however the rest of the Stables Market site is within the Regents Canal Conservation Area and the Camden Town Special Character Area.

Relevant History

2005/4882/P - Planning permission granted 26.09.06 for *Creation of a new level of retail below ground including the creation of 3 new openings to horse tunnel brickwork and erection of a pod for exit in Morrisons car park at upper ground floor level including reinstatement of the car park* (This application was a resubmission and was identical to the previous planning application ref. 2005/2698/P, which was withdrawn as a legal agreement was not completed).

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.

B1

Assessment

Condition 5 sought details of materials for the building at upper ground level.

The approved plans show the visible, above ground part of the pod to be clad in a combination of glass, and solid and perforated powder coated steel rainscreen panels. The condition was attached in order to determine the pattern of the panels. The perforated elements are no longer required so it is now proposed to use only solid metal panels, finished in a dark grey. These will match the panels on Building C, adjacent. The areas of glazing are confined to the entrance doors only.

This material is considered acceptable in the context and indeed will provide visual continuity in the area. It is not considered to detract from the setting of the adjacent listed buildings.

Some hard landscaping details have been submitted – around the perimeter of the building these will match the existing Morrison's car park landscaping details, again providing continuity. 800mm-high stainless steel bollards will be installed, and Luxcrete used to give light to the basement area. Some granite setts have been lifted adjacent to the site during construction; these have been stored and are to be re-laid in facsimile.

The materials details submitted are considered acceptable in this context. Recommend that Condition 6 is discharged.

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