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| Delegated Report | | Analysis sheet | | Expiry Date: | | 07/09/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | 23/08/2006 | |
| Officer | | | | Application Number(s) | | | |
| Grant Leggett | | | | 2006/3231/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Kentish Town Fire Station 20 Highgate Road London NW5 1NS | | | | Site Location Plan D112380/Kentishtown/PL | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of cylindrical tank for diesel storage and dispensing in rear yard space of fire station (sui generis). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 02 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | No responses. | | | | | |
| CAAC/Local groups' comments: | | Not in any CA. | | | | | |

Site Description

The application relates to the rear yard of the Kentish Town Fire Station, situated on the east side of Highgate Road with an access onto Fortress Walk.

The site is not within any conservation area.

Relevant History

August 2006: Planning permission **granted** for erection of a single-storey extension to south elevation for the provision of additional dormitory and bathroom facilities to existing fire station (sui generis).

June 1999: Planning permission **granted** for erection of a UPVC public information notice board within a brick based planter.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

SD10A – Hazardous substances

B1 – General design principles

Assessment

The proposed 5000L cylindrical steel diesel tank would be located within the fire station compound, adjacent to a 2.5m wall.

In design terms the development is acceptable. The new tank would be enclosed within the fire station compound and have no impact on the visual amenity of the area generally. In any case the new tank is not inconsistent with the industrial character of the fire station.

The new tank would be situated within 7m of the proposed tank. The tank presents potential amenity issues from odour and noise (from filling). However there is no grounds to suggest the proposed tank would create any greater noise or odour than the existing pump.

The existing underground diesel tank would be drained and filled with foam/concrete. This does not require planning permission. However the Council's Environmental Health (Contaminated Sites) Officer has considered the means of decommissioning the tank and is satisfied that it would be done appropriately. It must be recognised that the Fire Brigade is responsible for the regulation of decommissioning such tanks anyway. Matters relating to prevention and control of spillage from any tank are controlled by the Environment Agency.

Diesel is not a hazardous substance as defined by Schedule 1 of the Planning (Hazardous Substances) Regulations 1992. Policy SD10 is therefore not activated by the development.

Recommendation

Planning permission should be **granted** subject to conditions.

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