

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/01/2014</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	n/a

<b>Officer</b>	<b>Application Number(s)</b>
Amanda Peck	2013/5101/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Site bounded by Chester Road, Balmore Street and Raydon Street	Refer to draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

**Proposal(s)**  
 Details pursuant to conditions 15 (external lighting) and 32 (relocation of D1 accommodation) of planning permission 2010/5478/P dated 11/03/2011 (Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street)

**Recommendation(s):** Grant approval of details

**Application Type:** Approval of details

**Conditions or Reasons for Refusal:** Refer to Draft Decision Notice

**Informatives:**

**Consultations**

<b>Adjoining Occupiers:</b>	No. notified	<b>36</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

**Summary of consultation responses:** n/a

**CAAC/Local groups\* comments:** n/a  
 \*Please Specify

**Site Description**

The site is bounded by Chester Road, Balmore Road and Raydon Street. Construction is underway on site on the approved residential development (2010/5478/P). The site is within the Dartmouth Park Conservation area and is close to the Grade II listed Highgate Library on Chester Road. There is a pedestrian right of way through the site from Chester Road to Balmore Road at the boundary of the site with the adjacent existing terraces.

**Relevant History**

- **2014/2163/P** Details pursuant to condition 6 (ecological features) and 23 (solar panels) following planning permission granted 11/3/2011 (2010/5478/P) for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units

(482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 14 April 2014

- **2013/6922/P** - Amendment to **condition 16 (D1 dentist floorspace** shall be provided and fitted out prior to first occupation of the residential units within the relevant block) of planning permission dated 11/03/2011 (ref 2010/5478/P) for the erection of 4 storey buildings (plus basement level) to provide 53 residential units C3 and commercial units A1 non-residential institution D1 and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road, and 41-47 at Balmore Street, namely to provide the D1 floorspace within 3 months of occupation.
- **2013/3542/P** - Details required by **condition 3(c) (railings), 3 (d) (windows), 8 (green roof) and 20 (permanent retail frontages)** relating to application ref 2010:5478/P dated 11/03/2011 for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping. Granted 8 November 2013.
- **2013/3638/P** - Amendments to **condition 2 (agreed drawings) and variation of 16 (provision of Dentist Surgery)** of planning permission 2010/5478/P dated 11/03/2011 (Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street) namely to include provision of a Doctors surgery in place of Dentist surgery and amend size and location of surgery. granted 12 August 2013
- **2013/1107/P** - Submission of details required by **conditions 3(b) (facing/cladding materials)** of planning permission dated 11/03/2011 (ref 2010/5478/P) for Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 18 April 2013
- **2012/5340/P** - Details of technical specification details of mechanical plant, acoustic report, glazing and proposed ventilation system to residential units as required by **conditions 12 & 14** of planning permission granted on 11/03/2011 (ref: 2010/5478/P for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street.) Granted 29 November 2012
- **2012/3896/P** - Details required by **condition 34 (Construction Management Plan** - including an Air Quality Assessment) relating to application ref 2010/5478/P dated 11/3/2011 for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 19 September 2012
- **2012/1350/P** - Details required by **condition 3(a) (brickwork sample panel)** relating to application ref 2010/5478/P dated 25/10/2010 for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road. and 41-71 Balmore Street. Granted 15 October 2012
- **2011/4264/P** - Details required by **condition 7 (shrub and tree removal), 9 (tree protection), 17 (scheme of assessment consisting of reconnaissance, conceptual model, risk assessment and schedule investigation), 18 (site investigation), 35 (on street disabled parking), 36 (on-street car club bays), 37 (on-street servicing bay), 38 (temporary stopping up of walkway between Chester Road and Balmore Street), 40 (Kings Cross Working) and 41 (Education contribution)** relating to application ref 2010/5478/P dated

25/10/2010 for: Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street.

- **2010/5478/P - Erection of 4 storey building to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 11 March 2011**
- **2010/5488/C - Demolition of existing buildings at 58-86 Chester Road and 41-71 Balmore Street. Granted 11 March 2011**

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth and development

CS10 – Supporting community facilities and services

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP15 – Community and leisure uses

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

### **NPPF**

#### **London Plan**

#### **Camden Planning Guidance 2011**

#### **Dartmouth Park Conservation Area Appraisal and Management Statement 2009**

## **Assessment**

### Proposal

The application originally included details for the travel plan and servicing management plan, but insufficient information had been submitted to deal with these conditions. The applicant has therefore withdrawn these to allow more time to address the points.

#### **Condition 15 (external lighting) states that:**

“No part of the development hereby approved shall be occupied until full details of the position, specification in terms of luminance and typical design of fixtures in respect of external lighting has been submitted to and approved by the Local Planning Authority. The details shall not be implemented other than in accordance with the scheme as approved.”

The applicant has submitted Blinker Light specification; Centaur light specification; Denver pole light specification and a plan showing the location of all these lights (11128/E/006 rev C2). The proposal is for the following:

- 3 x 35w Denver Pole street lanterns on a 6m lighting column along the pedestrian route through the site (Denver Pole ref DS.35CDMTF3.N)
- 7 x 10w LED 0.35m high lighting bollards within the central courtyard area (Simes Mini blinker ref S6050)
- 2 sets of 4 x 3w LED in ground tree uplights, one to the tree in the central courtyard and 1 to the main entrance to the central courtyard (Centaur CEG150 re CEG150/4x3MV3C05)
- 2.5w LED wall recessed bricklight (Simes Micro Blinker ref S6060), 4 to the staircase linked to the pedestrian route and 2 to the staircase from the main entrance to the central courtyard.

These details are generally considered acceptable.

#### **Condition 32 (relocation of D1 accommodation) states that:**

Prior to implementation of the development the following must first be secured:

- Suitable alternative long term D1 accommodation for the FRESH gym and juice bar in the

immediate vicinity of the development

- Approval in writing from the Camden Youth and Connections Service and Highgate Newtown Community Association of the size, location, design and fit out of this accommodation
- Any planning permission required for the new accommodation; and
- Any funding required for the new accommodation.

Or, in the event that the above long term accommodation is not available by implementation, then temporary accommodation may be acceptable (so long as it is first approved by the Council) provided always that the above permanent accommodation is secured prior to first occupation.

Planning permission was granted for an extension to the Highgate New Town community centre to accommodate the relocated fresh gym and juice bar in 2011 (2011/0303/P) and this was amended in 2013 for more minor changes to the community centre with the replacement of garage doors with windows (2013/1018/P). In 2013 the 'fresh gym and juice bar' had already been relocated in temporary accommodation on this site and the application was to enable more permanent accommodation to be provided. Information was submitted with this application confirming that both the community centre and the 'fresh gym and juice bar' are operated by the Council's Integrated Youth Support Services (IYSS) and that the building and new uses would be run by the same team from IYSS. The proposal to extend the community centre was shelved because the medium to long term plans for the site were under consideration as part of the CIP scheme. The applicant has now submitted a Letter from Children, Schools and Families Directorate, dated 22 January 2013 confirming that there are development plans for the Fresh Youth Academy and Juice Bar as part of the CIP scheme and that they are supporting of the proposed developments as they enhance the inclusive delivery of youth and community provision and reflects the needs of young people in the surrounding area. It is therefore considered that the requirements of this condition have been met as the FRESH gym and juice bar has successfully been relocated.

Recommendation: grant approval of details