

Delegated Report	Analysis sheet	Expiry Date:	21/05/2014
	N/A / attached	Consultation Expiry Date:	n/a

Officer	Application Number(s)
Amanda Peck	2014/2163/P

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

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
 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.

Recommendation(s): Grant approval of details

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:	n/a					
CAAC/Local groups* comments: <small>*Please Specify</small>	n/a					

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

- **2013/5101/P** Details pursuant to **conditions 15 (external lighting), 26 (travel plan), 32 (relocation of D1 accommodation) & 33 (service management plan)** 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). Application under assessment.

- **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. Granted 17 December 2013.
- **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

CS14 – Promoting high quality places and conserving our heritage

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

DP24 – Securing high quality design

DP5 – Conserving Camden's heritage

NPPF

London Plan

Camden Planning Guidance 2011

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Assessment

Proposal

Condition 6 (ecological features) states that:

“The development shall at all times be implemented and managed in accordance with the measures recommended in the approved Code for sustainable homes ecological assessment, October 2010, prior to the relevant parts of the works commencing. Details of wildlife attracting features such as bird and bat bricks or boxes within the site shall be submitted within one year of occupation of the development.”

The applicant has submitted information showing the following:

- On the block to Raydon Street: 2 x swift boxes at roof level adj to lift overruns;
- on the block to Balmore Street: 1 x sparrow terrace at first floor level; 1 x swift box at roof level adj to lift overrun;
- 4 x insect boxes along the boundary with adj properties and within the central courtyard; 3 x nest boxes within the central courtyard and 2 x nest boxes within trees on the pavement and main entrance to courtyard

These will provide valuable benefits for wildlife and an appropriate number is proposed.

Condition and 23 (solar panels) states that:

“The details of the solar panels to be used on the buildings shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include a scale roof plan, elevation, section and manufacturers details. The relevant part of the development shall thenceforth not be occupied without the installation of such technologies. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

Seventy Two solar panels are proposed to the block fronting Balmore Street. The applicant has submitted section plans through the building showing the 36degree angle proposed to the solar panels; the proposed front elevation to the building; a roof plan; and a manufacturers specification for a Suntech module. Concern was raised in a previous application about the solar panel's visibility and height and the application was withdrawn. In light of the site inspection by design officers (to see the

panels in situ) it seems as if the panels are only visible from the gap between the Raydon and Chester Blocks which has an extremely limited townscape impact. These details are therefore considered acceptable.

Recommendation: grant approval of details