

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>16/04/2014</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	n/a

<b>Officer</b>	<b>Application Number(s)</b>
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Amanda Peck	2014/0916/P
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<b>Application Address</b>	<b>Drawing Numbers</b>
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52-54 Mount Pleasant London WC1X 0AL	Refer to draft decision notice
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<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
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<b>Proposal(s)</b>
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Discharge of condition 17 (solar panels) and condition 18 (main entrance platform lift) of planning permission 2011/6016/P dated 11/05/12.

<b>Recommendation(s):</b>	<b>Grant approval of details</b>
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<b>Application Type:</b>	<b>Approval of Details</b>
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<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

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

<b>Summary of consultation responses:</b>	n/a
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<b>CAAC/Local groups comments:</b>	n/a
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<b>Site Description</b>
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Existing hostel building at the end of Mount Pleasant. Planning permission granted for various demolition works and extensions

<b>Relevant History</b>
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- 2013/7782/P - Details of external lighting; archaeology watching brief; and "facilities and localities management plan" required by conditions 15, 21 (b and c) and 23 of planning permission 2011/6016/P (dated 11/05/2012), for extensions and alterations at 52-54 Mount Pleasant. Application currently under assessment.
- 2013/5623/P - Details of new railings and balustrade required by condition 5(b) of planning permission granted on 11/05/2012 (ref: 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 17 September 2013.

- 2013/5226/P - Details of technical specification and acoustic report relating to condition 13 of planning permission dated 11/2/12 (ref: 2011/6016/P) for the erection of a 3 storey extension, a part 2/part 4 storey extension with roof terraces, new roof extension, external alterations to front façade, installation of windows and doors, amendment to boundary wall, removal of staircase, installation of new cycle parking storage area, creation of a central courtyard with hard and soft landscaping and associated works to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 25 September 2013.
- 2013/3599/P - Details of wheelchair accessible bedrooms required by condition 19 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 11 July 2013
- 2013/1092 - Details and samples of materials pursuant to conditions 5a (windows and doors) and 5c (facing materials) of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of 3 storey extension and part 2 part 4 storey extension with roof terraces, new roof extension and associated works to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). 28 May 2013.
- 2013/1084/P Details of landscaping, means of enclosure and acoustic properties required by condition 6 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for extension to provide an additional 21 rooms to existing 31 room hostel (Sui Generis) granted 20 June 2013
- 2013/0758/P - Details of Highway Works required by condition 27 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 13 March 2013
- 2013/0415/P - Details of piling method required by condition 20 of planning permission granted on 11/05/2012 (ref: 2011/6016/P) for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis).) granted 13 May 2013
- **2012/5460/P - Variation of condition 2** (development to be carried out in accordance with the approved plans and documents) and condition 25 (energy statement) pursuant to planning permission granted 11/05/2012 (ref 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades and other alterations) to include an energy addendum report and so that the minimum CO2 emissions reduction refers to the new build element only. Granted 3 December 2012
- 2012/5282/P - Details of tree protection method statement and construction management plan required by conditions 10 & 26 respectively of planning permission granted on 11/05/2012 (ref: 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft

landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis.) Granted 27 November 2012.

- 2012/5280/P - Details of archaeological programme required by condition 21(a) of the planning permission granted on 11/05/2012 (ref: 2011/6016/P for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis.) granted 19 December 2012
- **2012/4931/P - Variation of condition 2** (development to be carried out in accordance with the approved plans) and condition 3 (windows to be obscure glazed) pursuant to planning permission granted on 11/05/2012 (ref 2011/6016/P) (for the erection of a 3 storey extension to the east, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, and other alterations) to allow for minor material amendments to include amendments to the footprint, height, unit mix and elevations to the West Building, associated changes to obscure glazed windows, alterations to the main building entrance and alterations and extensions to basement plant/store areas. 13 November 2012
- **2011/6016/P - Erection of a 3 storey extension to the east**, a part 2 part 4 storey extension to the west of the site with roof terraces, new roof extension to the north block, external alterations to the façades, installation of windows and doors, amendment to boundary wall on Mount Pleasant, removal of staircase on Mount Pleasant, the installation of new cycle parking storage area to the front ground floor courtyard and associated works to create a central courtyard with hard and soft landscaping, to provide an additional 21 rooms to existing 31 room hostel (Sui Generis). Granted 11 May 2012

### Relevant policies

#### LDF Core Strategy and Development Policies

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

DP6 – Lifetime homes and wheelchair homes

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

### Assessment

**Condition 17** (details of solar panels to be used as per approved permission) states:

*“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 1:50 scale roof plans, elevations, sections and manufacturers details. The relevant part of the development shall 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.”*

Twenty one solar panels are proposed to the building to the rear of the site. The applicant has submitted section plans through the building showing the 30degree angle proposed to the solar panels; the proposed front elevation to the building; a roof plan showing the panels located on the middle flat roof section of the building; and a manufacturers specification for a ‘trina’ honey module. The proposed panels are of an acceptable design and angle and there would be minimal views of them from the street or private views.

**Condition 18** (details of the proposed platform lift to main entrance including dimensions & handrails) states:

*“Detailed drawings of the proposed platform lift to the main entrance (including dimensions, handrails etc) shall be submitted to and approved in writing by the local planning authority prior to*

*commencement of the relevant part of the development. The platform lift hereby approved, shall be provided in accordance with the details thus approved prior to occupation of the building and shall be permanently maintained and retained thereafter.”*

The approved plans show the section of boundary railings in front of the lift as being removed, the lift as being close to the street adjacent to the stairs (the lift does not seem to have been shown on the approved elevation though). The proposal has changed and is now to retain this portion of railings and to set the lift back away from the street closer to the building. Comments were received from the access officer who requested handrails to the existing steps and these have now been incorporated. Questions were raised from the design officer as to whether the lift needed to be full height and be enclosed as it would be more discreet if it had a half height door and was open. Because the lift has a travel distance of more than 2m there is a requirement by the access officer for it to be full height and enclosed. The location of the lift is more discreet than in the approved location and the details are considered acceptable.