

Delegated Report	Analysis sheet		Expiry Date:		20/08/2014		
	N/A		Consultation Expiry Date:		25/06/2014		
Officer			Application Number(s)				
Sally Shepherd			2014/5287/P				
Application Address			Drawing Numbers				
79 Camden Road and 86-100 St Pancras Way London NW1 9EU			Refer to decision notice				
Proposal(s)							
Details of tree protection (condition 13) of planning permission 2013/7646/P dated 15/05/14 for redevelopment of the site to create 164 residential units, following demolition of all existing business use buildings (Class B1) and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The 0.42 hectare site is rectangular in shape and bounded by Rochester Place to the northeast, Camden Road to the southeast, St Pancras Way to the southwest and a three-storey office building (102 St Pancras Way) to the northwest. The surrounding context includes a 5 storey post war residential block known as Bernard Shaw Court which spans the entire opposite side of Pancras Way, the St Pancras Estate is located directly across Camden Road with a series of 6 storey residential blocks set deep with a large expanse of green open space, and across the narrow cobbled Rochester Place is two terraces of buff brick 3 storey mews style development (81-83 Camden Rd and 2-12 Rochester Mews) set perpendicular to the street and a recently built 4 storey mixed use development.

The site is comprised by various interlinked elements of different heights and varying age, which can be distinguished into two addresses being 86-100 Pancras Way and 79 Camden Road. The main building fronting Pancras Way comprises a 3 storey central block with two 2 storey subservient wings, and separate 1, 2 and 3 storey elements behind that form a predominantly single storey frontage along Rochester Place. This block was a purpose built factory dating from the 1920s known as Hilger Works. The 79 Camden Road is 4 storeys plus lower ground dating from the 1960s. Since 1994 the majority of the site was occupied as offices by the council's social services division who vacated in spring 2010, with a smaller element occupied by the parking division until summer 2012.

Planning permission was granted in 2013 to redevelop the site to provide 164 residential units, following demolition of the existing business use buildings and the erection of a new 'S' shaped building ranging from 5-7 storeys.

Relevant History

9100126 – Planning permission granted 05/06/1991 for the use of the existing buildings for any purpose within Class B1 of the Town and Country Planning (Use Classes) Order.

PEX0200664 – Planning permission granted on 17/09/2002 for change of use of part of the ground floor from offices (B1a) to Doctors' surgery (D1) for a temporary period plus internal alterations and redevelopment of the loading bay into ancillary office accommodation, with roof mounted air conditioning plant above.

Condition 1 limited the change until 31/12/2005. This consent was associated with the James Wigg practice (GP surgery) while their permanent home at 2 Bartholomew Road was refurbished.

2006/1860/P – Planning permission granted on 14/06/2006 for variation of condition 1 of planning permission granted 17th September 2002 (ref PEX0200664) for the change of use of part of the ground floor from offices (Class B1a) to Doctors' surgery (Class D1) for a temporary period, to allow the use to continue until 31 December 2008.

Condition 1 stated that the use shall revert back to B1(a) offices once temporary period expired.

2013/4905/P - Request for Environmental Impact Assessment (EIA) Screening Opinion for redevelopment of site for construction 8 storey building comprising 180 residential units following the demolition of existing building. EIA NOT REQUIRED 05/09/2013.

Based upon the description of the development provided and the information provided, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

2013/7646/P – Planning permission granted on 15/05/2014 for redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.

2014/4181/P – Planning permission granted on 14/08/2014 details of urban drainage details (condition 15), ground investigation (condition 22), details of qualified chartered engineer (condition 23) and wheelchair accessible flats (condition 25) of planning permission 2013/7646/P dated 15/05/14 for redevelopment of the site

to create 164 residential units, following demolition of all existing business use buildings (Class B1) and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

Assessment

Planning permission was granted on 15/05/2014 for redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.

This permission was subject to a number of conditions, including the following pre-commencement condition no. 13.

Prior to the commencement of any works on site, details demonstrating how trees (growing from adjoining sites or on the street) shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Camden's Tree Officer has reviewed the details and has confirmed that the details submitted to discharge condition 13 of planning permission ref 2013/7646/P are considered to be sufficient to demonstrate that the trees will be protected during development.

Recommendation

Grant Approval of Details for conditions 13