

Delegated Report		Analysis sheet		Expiry Date:		11/09/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Karen Scarisbrick				2014/4685/P			
Application Address				Drawing Numbers			
Former Territorial Army Site 65-69 Parkhurst Road London N7 0LP				Refer to LBI website			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Observations to the adjoining borough of Islington for the demolition of existing buildings and erection of buildings of 4, 5 & 6 storeys accommodating 112 residential units (use class C3) together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works.							
Recommendation(s):							
Application Type:		Request for Observations to Adjoining Borough					
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: *Please Specify		N/a					

Site Description

The site is in the London Borough of Islington on the north side of Parkhurst Road close to the junction of Holloway Road. It is approx.. 600m from the Borough boundary close to the Neighbourhood Centre on Brecknock Road and York Way and the Camden Square Conservation Area. The site is currently occupied by a Territorial Army centre (3,345sqm GIA) with 3 buildings ranging from 1 to 3 storeys and a marshalling/drilling yard.

Relevant History

2014/0376/P (29/01/2014) **No objections** for observations to the adjoining borough of Islington for the demolition of existing buildings and erection of buildings of 4, 5, 6 and 7 storeys (plus basement under part of the site) accommodating 150 residential units (use class C3) together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works. This application may affect the character and appearance of a conservation area and the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); Section 67 and 73 (P2013/4950/FUL).

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP21 – Development connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Camden Planning Guidance (2011)

National Planning Policy Framework (2012)

The London Plan (2011)

Camden Square Conservation Area statement

Assessment

Proposal

The proposal is for the redevelopment of the site to create 6 new buildings ranging from 4 storeys to 7 storeys in height, to create the following uses:

- Residential – 112 units (96 market, 11 social rented, 5 shared ownership)
- Car parking – 16 spaces and 15 disability spaces
- 276 cycle parking spaces

Assessment

The principle of the redevelopment of the site and the uses proposed do not raise strategic issues and are therefore a matter for Islington Council.

Views

The site is not within any protected views.

Conservation

It is considered that the application site is of a sufficient distance from Camden's borough boundary not to have a detrimental impact on the setting or character and appearance of any Conservation Area or listed buildings.

Transport

The proposal includes provision of 16 car parking spaces, 15 disabled car parking spaces, and 276 cycle spaces. It is not obvious from the documents what the existing car and cycle space numbers are but it appears that there is an increase in both.

The applicant has submitted a Transport Statement and this concludes that there would be a negligible impact on traffic flows, junction capacity or public transport subject to further discussions regarding S106 works to the surrounding road network. It is considered that the development would not adversely affect transport flows, parking capacity or public transport within Camden.

Recommendation

It is therefore recommended that Islington Council be advised that no objections are raised.