

Delegated Report	Analysis sheet		Expiry Date:	20/08/2014			
	N/A		Consultation Expiry Date:	20/08/2014			
Officer			Application Number(s)				
Sally Shepherd			2014/4181/P				
Application Address			Drawing Numbers				
79 Camden Road London NW1 9EU			Refer to decision notice				
Proposal(s)							
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.							
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.

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

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

CS16 (Improving Camden's health and well-being)

DP6 (Lifetime homes and wheelchair housing)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

DP32 (Air quality and Camden's Clear Zone)

Camden Planning Guidance 2011/2013

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 conditions which are listed and assessed below.

Condition 15

Prior to commencement of development details of a sustainable urban drainage system and a rainwater harvesting system shall be submitted to and approved in writing by the local planning authority. Such systems shall be based on the recommendations outlined in the Surface Water Drainage Statement by URS November 2013. The systems shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

The surface water drainage strategy completed by URS in Nov 2013 identified 2 possible strategies for surface water drainage as follows:

- 1) the use of pervious paving storage systems + 500m² brown roofs; or
- 2) the use of storage tanks beneath the site. + 500m² brown roofs

The Council's specialist sustainability officer has reviewed the submitted details and has advised that they demonstrate that the runoff rates approved in the Sustainable Water Drainage System will be met and that a storage tank solution will be adopted + brown roofs. The details are therefore sufficient to discharge condition 15.

Condition 22

Before development commences the applicant shall submit to the Council:

- a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas; and
- b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the

approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written verification report detailing the remediation shall be submitted to and approved in writing by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

The specialist Environmental Health Officer LAPPC (Industrial Installations) has reviewed the submitted ground investigation report and has confirmed that the information provided by the applicant is satisfactory for full discharge of condition 22.

Condition 23

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Assessment

The applicants have advised that Tim Finbow B.Eng., C.Eng, M.I.Struct.E and Associate Stephen Gibbs B.Eng., MSc., DIC, C.Eng., M.I.Struct.E would act as the Civil and Structural Consulting Engineers for the project. These details are sufficient to discharge condition 23.

Condition 25

Prior to commencement of development details of each of the 9 affordable rented wheelchair accessible flats, to include scaled and annotated floors plans, shall be submitted to and approved in writing by the local planning authority. The approved flat layouts shall be implemented as part of the development and thereafter retained and maintained, unless such fit out is no longer required by the occupier of the unit or otherwise agreed in writing by the Council.

Reason: To ensure that the internal layout of the building accommodates wheelchair users in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

The Access and Service Development Officer and the Housing Allocations officer have reviewed the details and can confirm the following:

- there would be 6 x 2 bedroom, 2 x 3 bedroom and 1 x 4 bedroom affordable rented wheelchair accessible flats;
- doors to balconies should be swing type and not sliding
- detailed bathroom and kitchen layouts would need to be submitted
- basins needs to be easily accessible
- hob, work area and sink should be in one run of rise-fall
- level access showers should be installed unless there is provision for both a bath and a shower

Given that the information submitted does secure the relevant number of wheelchair accessible bedrooms of sufficient size and that the detailed drawings will still need to be subject to a building regulations application, it

is considered that the details are sufficient to discharge this condition.

Recommendation

Grant Approval of Details for conditions 13, 22, 23 and 25