

Delegated Report		Analysis sheet		Expiry Date:		01/07/2014	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2014/2345/P			
Application Address				Drawing Numbers			
30 Camden Street and 67-72 Plender Street London NW1 0LG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of Tree Protection Plan, Community Working Group, Code for Sustainable Homes Statement and BREEAM Statement, Construction Management Plan, and construction trade apprentices, <u>all in relation to the Plender Street site only</u> , as required by conditions 9, 23, 31, 33 and 47 of planning permission ref 2013/1969/P dated 30/10/2013 (for the redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 selfcontained flats; redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre, replacement Class A1 retail units and 31 selfcontained flats; plus new public open space next to Bayham Place).							
Recommendation(s):		Approve 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:		-					
CAAC/Local groups* comments: <small>*Please Specify</small>		-					
Site Description							
2 sites in Camden Town on adjoining streets but functionally connected to each other by a proposed swap of uses, so that the community centre on Camden St is replaced by a new one on Plender St, as part of a Council's own CIP scheme approved recently (see history below). Works have begun on implementing this only in respect of the Plender St site where existing shops and changing rooms are being replaced by new retail and community centre with flats above. There are mature plane trees outside on the pavement of Plender St.							

Relevant History

30.10.13- pp granted for the redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 'affordable' selfcontained flats (5x1bed, 5x2bed and 4x3bed) plus 7 carspaces behind Camden Studios; redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' selfcontained flats (12x1bed, 16x2bed and 3x3bed); plus new public open space and 2 disability parking spaces next to Bayham Place.

Relevant policies

LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development
CS8 - Promoting a successful and inclusive Camden economy
CS11 - Promoting sustainable and efficient travel
CS13 - Tackling climate change
CS15 - Protecting and improving open spaces & encouraging biodiversity
CS16 - Improving Camden's health and well-being

DP13 - Employment sites and premises
DP16 - Transport implications of development
DP17 - Walking, cycling and public transport
DP20 - Movement of goods and materials
DP21 - Development connecting to highway network
DP22 - Sustainable construction
DP23 - Water
DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours
DP28 - Noise and vibration
DP32 - Air quality

Camden Planning Guidance 2011/2013

Assessment

The details submitted to discharge conditions all relate to the Plender Street site only – details will be submitted separately for the Camden Street site later as part of the phasing programme for the overall development on both sites.

Condition 9 states-

Prior to the commencement of the relevant part of works (excluding enabling works) for each site at Camden St and Plender St, details relating to each site, demonstrating how all adjoining trees (including the plane trees on the public highway adjacent to these sites) to be retained shall be protected during demolition and construction work, shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

A tree protection plan has been submitted and is considered acceptable by the Council's tree and landscape officer.

Condition 23 states-

The demolition and construction works for the development of each site in Camden St and Plender St shall not commence until a Community Working Group, relating to construction management of the relevant part of the development, has been set up and its operation agreed in writing by the local planning authority, a minimum of 3 weeks prior to commencement of works. The Working Group shall continue in operation as agreed throughout the duration of the demolition and construction phase works.

A series of statements regarding setting up a CWG, its meetings, membership etc. has been submitted and is considered acceptable.

Condition 31 states-

* Prior to commencement of the development (excluding enabling works) of each site in Plender Street and Camden Street, detailed statements shall be submitted to and approved by the local planning authority, showing how the Code for Sustainable Homes Level 4 target for the residential units and the BREEAM Very Good target for the community centre shall be achieved (based on the Sustainability Statement and Energy Statement hereby approved). Prior to occupation of each development, post-construction reviews (with appropriate certificates) shall be submitted to and approved by the local planning authority, demonstrating that the approved targets have been met for each site and that the developments have been constructed and fitted out accordingly.

A sustainability report has been submitted which shows that the scheme will achieve Code level 4 for CfSH and Very Good score for BREEAM, and will meet all the subtargets for water, energy and materials; this is considered acceptable to discharge the first part of this condition.

Condition 33 states-

* No part of the development (excluding enabling works) hereby approved shall be commenced until a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste throughout the demolition and construction period, has been submitted to and approved by the local planning authority in conjunction with Transport for London. The measures contained in the Construction Management Plan shall at all times during the construction phase remain implemented.

A revised CMP has been submitted following critical comments by the Council's transport officer and this is now considered acceptable.

Condition 47 states-

* Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the employment of 3 construction trade apprentices shall be submitted to and approved in writing by the Local Planning Authority.

Details of construction apprentices have been submitted and are considered acceptable by the Council's Business Opportunities Manager.

Accordingly these conditions can now be partly discharged in respect of Plender St only. An informative will be added to ensure that further details are submitted separately for these conditions in relation to the Camden St site in due course.