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| Approval of Details | Application number | 2014/1937/P |
| Officer David Peres Da Costa | Expiry date 12/05/2014 | |
| Application Address 1 Dumpton Place London NW1 8JB | Authorised Officer Signature | |
| Proposal Erection of building comprising basement, ground, first, second and part third floor level to provide Class B1 business use and six residential houses (4 x 2 bed, 2 x 3 bed) (Class C3) (following demolition of existing car repair workshop building- Class B2). | | |

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| Recommendation: | Grant approval of details |
| Consultation | N/A |
| Text of Condition: | <p>Condition 5 Before the development commences, details of the proposed cycle storage area for 15 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.</p> <p>Condition 12 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.</p> <p>Condition 15 No development shall take place until full details of hard and soft landscaping , pergolas and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Condition 19 Details of proposed slab levels and building heights of the proposed development, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved in writing by the local planning authority before development commences. The development shall not be carried out other than in accordance such details as approved.</p> <p>Condition 21 Details of security measures including lighting to entrance areas, windows, entrances/exits, CCTV (including camera positions, plus appearance of cameras, mountings and any other associated equipment) and other related measures shall be submitted to and approved by the local planning authority prior to commencement of the development. The development shall be carried out in accordance with any such approved measures.</p> |
| Additional relevant site history | <p>2013/1776/P: Details of chartered engineer for basement and piling method statement in relation to conditions 23 and 24 of planning permission granted on 22 February 2012 [ref. 2012/1209/P] Registered 19/04/2013</p> <p>2013/2514/P: Details of a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas in relation to condition 9 of planning permission granted on 22 February 2012 [ref. 2012/1209/P]. <u>Granted</u> 12/06/2013</p> <p>2014/1759/P: Variation of condition 2 (approved plans) of planning permission ref 2012/1209/P (dated 22/02/2013) for the erection of building comprising basement, ground, first, second and part third floor level to provide Class B1 business use and six residential houses (4 x 2 bed, 2 x 3 bed) (Class C3), namely the reduction in size of north elevation windows, rainscreen cladding, increase in size of basement accomodation and other minor alterations. Registered 14/03/2014</p> |

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| Additional Policy considerations | NPPF 2012. |
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Assessment

The original report and decision noted the following of relevance to the condition:

Cycle Parking

11 cycle parking spaces for the Class B1 building and two of the residential units are provided in a covered 'Josta' stand area at the rear of the business use building and 4 of the residential units have private cycle stores at basement level with access to the parking area. Transport for London's standards require the provision of 1 space per 1 or 2 bedroom unit and 2 spaces per 3+ bedroom units, giving a requirement for 8 spaces. The Council's standards require the provision of 1 space per 250sqm for offices, which gives a requirement for at least 3 spaces. The provision of cycle parking across the site thus meets the Council's requirements and a condition is recommended requiring submission of further details.

Landscaping and biodiversity

A hard landscaped pedestrian access way with porous paving is proposed with pergolas and a 'green wall' with trellised planting and planting boxes. Each residential entrance would have a pergola with planting, which would soften the appearance of the access way and add to biodiversity, as well as providing good visual amenity for outlook purposes. Green roofs are proposed at 1st, 2nd, 3rd and roof levels to the residential and Class B1 buildings and four of the houses would have basement level gardens. The proposed landscaped areas are considered to be acceptable in terms of appearance and biodiversity, subject to recommended conditions.

Slab levels

Reason for condition: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the amenities of the area and the availability of light enjoyed by nearby premises.

Sunlight and daylight

The site is located broadly to the north east of a neighbouring terrace of properties that backs on to the site. The bulk and massing of the proposed development differs somewhat the existing development, however the residential parts of the development would be no higher than the ridge of the roof of the existing warehouse and the proposed commercial building fronting on to Dumpton Place would be not be higher than the maximum height (the lift overrun) of the current building that fronts onto Dumpton Place.

Community Safety

There would be restricted access to the proposed residential units and communal areas to provide a safe environment and prevent unrestricted public access to some areas that would not have natural surveillance. A condition is recommended to ensure detailed security measures are incorporated in the proposed scheme.

AssessmentCycle Parking (condition 5)

Four Sheffield stands would provide 8 covered cycle spaces to the rear of the office building. They would be behind a secured gate and would have downlights with sensors. An additional 7 Sheffield

stands would be located in the passageway in front of the houses (including one in front of each entrance). The location of the cycle parking is acceptable. Although the space around the each cycle stand (at the rear of the office building) is somewhat less than the measurements set out in CPG7, overall the cycle parking is considered to provide an acceptable level of accessibility given the constraints of the building layout.

Landscape and biodiversity (condition 12 and 15)

Three bird houses and 2 bat boxes will be provided in the flank walls of the bays on the north elevation. The choice of bird and bat box is acceptable. The location of the bird and bat boxes is appropriate as they are away from windows and positioned relatively high up. There do not appear to be any vents close to the bird and bat boxes. The species of climbing plants for the green walls is considered appropriate. The omission of the pergolas is considered acceptable given the potential for overshadowing of ground floor windows.

Slab levels (condition 19)

There is a marginal change in the height of the atriums serving houses 1-4 (0.20m). However this appears to be due to a change in materials and the introduction of rainscreen cladding and the basement slab level is no higher than was originally proposed. Importantly the proposed development would be no higher than the roof ridge of the existing building.

Community Safety (condition 21)

Twelve downlighters would illuminate the entrance and shared walkway. They would be located on the north elevation adjacent to the entrance and along the walkway to the side of the B1 office building. A downlighter with sensor would illuminate the cycle store. No CCTV is provided for privacy reasons. The entrance to the mews development would be secured by a metal gate and vandal resistant entry panel. This is considered acceptable.

Conclusion: The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Recommendation: Grant approval of details