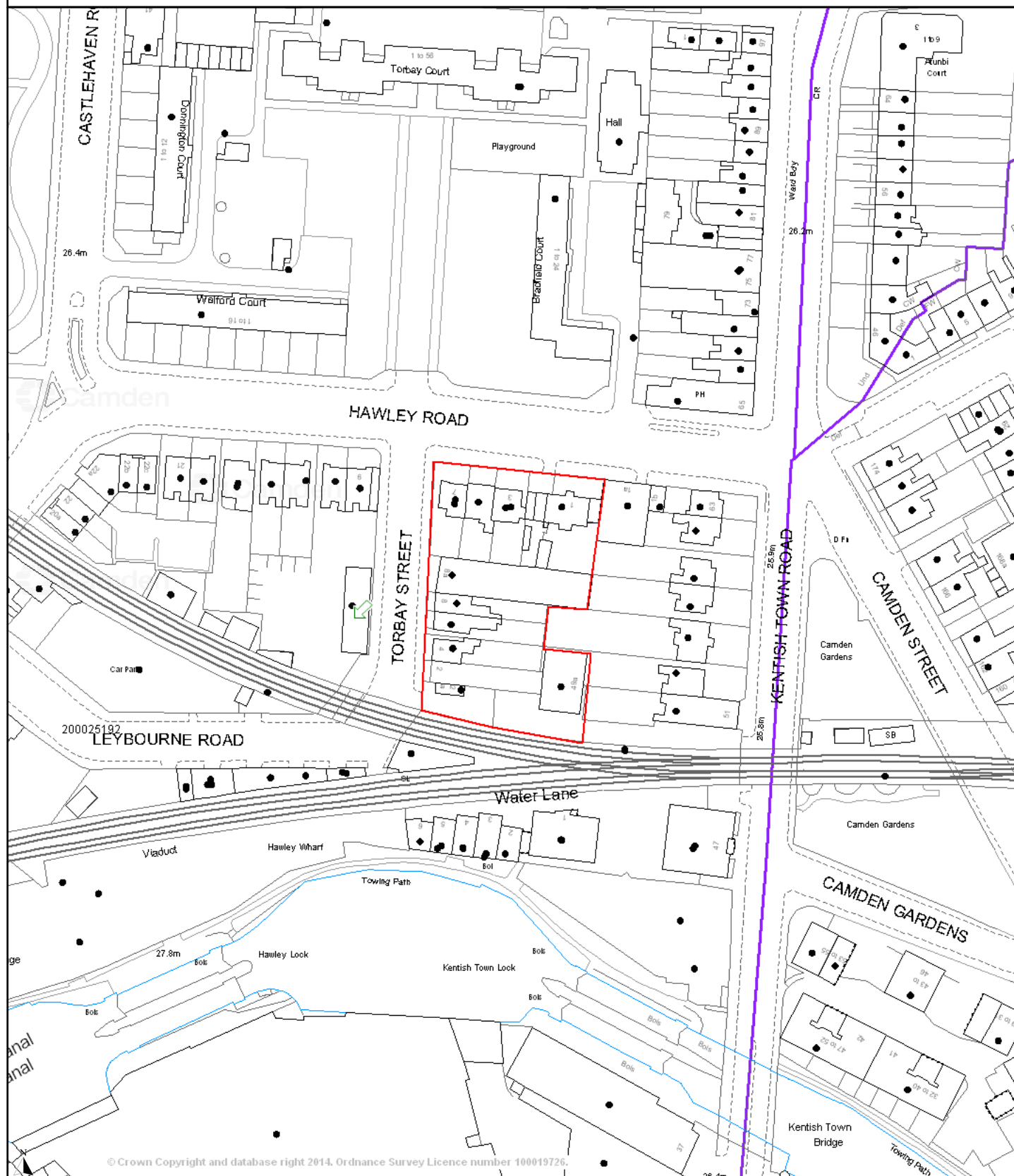


Land At Hawley Road and Torbay Street - 2014/5118/P



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Scale 1/1250 Date 21/10/2014

Centre = 528888 E 184253 N

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		03/10/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
David Fowler				2014/5118/P			
Application Address				Drawing Numbers			
Land At Hawley Road and Torbay Street London NW1				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of floodlighting, hard and soft landscaping and means of enclosure required by conditions 8 and 11 of planning permission 2012/4640/P dated 24/01/2013 for demolition of existing buildings (excluding 1 Hawley Road) and erection of a one form entry primary school and nursery.							
Recommendation(s):		Approval of Details Granted					
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:	N/A						
CAAC/Local groups comments:	N/A						

Site Description

The application site occupies approx. 0.31 hectares and bounded by Hawley Road to the north, Kentish Town Road to the east and Torbay Street to the west. To the south of the site is a railway viaduct and beyond, the Regents Canal Conservation Area. The Jeffery Street Conservation Area is north east of the site.

The site forms part of the northern area (hereafter referred to as 'Area B') of the Hawley Wharf masterplan site that was approved in 2013 (refer to history section). It is adjacent to a consented nine storey residential building and new pedestrian route under the viaduct to the market and canal to the south.

The local area is predominately residential but includes a number of light industrial and other commercial uses. The existing site comprises residential dwellings and light industrial and general industrial uses (within the existing arches).

Relevant History

2012/4640/P - Demolition of existing buildings (excluding 1 Hawley Road) and erection of a one form entry primary school and nursery with all matters reserved. Approved on 24/01/2013.

2014/2712/P - Reserved matters associated with access, appearance, landscaping, layout and scale in respect of a one form entry primary school and nursery in connection with outline planning application granted on 23/01/2013 (ref:2012/4640/P).

Relevant policies

LDF Core Strategy and Development Policies

- CS10 – supporting community facilities and services
- CS14 – high quality places and conserving heritage
- CS15 – parks, open spaces and biodiversity
- CS16 – health and wellbeing
- CS17 – safer places
- DP15 – community and leisure uses
- DP24 – high quality design
- DP26 – impact on occupiers and neighbours
- DP31 – open space and outdoor recreation

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011

- CPG 1 – Design
- CPG 6 – Amenity
- Hawley Wharf Planning Framework (February 2009)
- Site Allocations Document (site 36) Submission Stage (March 2012)
- Camden Streetscape Manual (2005)

Assessment

1. Background:

1.2 Councillors have requested that the discharge of the condition relating to landscaping be referred to Member's Briefing, as they required further details of trees, particularly the 3 Frans Fontaine proposed along the Hawley Road frontage (see below). Condition 8 (floodlighting) has also been included in this application, but was not requested by Members to be reported at Member's Briefing.

2. Proposal:

2.1 Condition 8 is as follows:

Before commencement of the development, full details of any proposed floodlighting, including the design, height, orientation and level of illumination shall be submitted to and approved in writing by the local planning authority and the approved details shall be thereafter implemented and maintained.

2.2 A drawing has been submitted showing 1 post located at the centre of the pitch on its north side. The post would be triple headed and mounted at 6m. It would face directly south towards the viaduct. Details of the level of illumination have been provided showing that illumination would fall to around 50 lux (around the brightness of lights in an average living room) at the edge of the MUGA nearest to the adjoining residential properties. The residential properties in question are separated from the application site by their back garden which has a depth of around 17m.

2.3 A condition was attached to the original application (2012/4640/P) stating that the MUGA, associated floodlighting and any other outdoor spaces would not be used outside the following times 08:00 - 21:00 Mondays to Sundays and on Bank and Public Holidays.

2.4 Given this level of illumination, the distance of the rear of the residential properties from the MUGA and the condition controlling hours of use, it is not considered that there would be any material amenity impact from light overspill.

2.6 Condition 11 is as follows:

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas and MUGA have been submitted to and approved by the local planning authority in writing. [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.

2.7 A Member raised queries at the committee meeting of 15 July 2014 as the details of the proposal and matters held by condition. The Committee agreed that the Members' Briefing Panel should be consulted on the landscaping scheme for the site before it was agreed by officers. It was noted that Members would expect to see a minimum of 3 Frans Fontaine trees and 5 Amelanchier lamarckii trees as part of any scheme.

2.8 Detailed plans showing hard landscaping and soft landscaping have been submitted to discharge the above condition. These plans provide details of proposed paving materials, furniture and the size and species of all proposed planting. Details of the proposed fencing have also been submitted for the site as a whole and the MUGA specifically. Steel railings would be erected along the street boundaries, varying between 1.5m and 2.4m in height. The existing brick wall to the east will be retained and the viaduct will form the southern boundary. Powder coated steel hoop top railings would be employed within the site, varying in height between 900mm and 1100mm. The MUGA would be enclosed by 3000 high powder coated steel sports mesh fencing.

2.9 The Council's Tree and Landscape Officer was consulted and considers that the proposed soft landscaping plans are sustainable, diverse in the species selection and suitable for the site.

2.10 A total of 3 Frans Fontaine trees (*Carpinus betulus*) are proposed, as required by Members. These are an upright variety of Hornbeam which maintains its tight pyramidal shape well into maturity. Frans Fontaine trees are a common choice for planting in restricted areas given that they retain their columnar shaped crown, and are only 3m wide after 25 years. Their toleration of pollution and soil compaction, making them suited to street tree planting. Their life span is 300 years or more and they have a mature height of 17-22m. The 3 proposed trees would be semi-mature and would be 4-4.5m in height.

2.11 A total of 5 *Amelanchier lamarckii* trees are proposed, as required by Members, on the south of the site. These trees would not be on the public elevations (like the Frans Fontaines). The trees that would be planted would have a height of 2.5 – 3m. These trees would have a maximum height of 5-7 metres.

2.12 Given the Tree and Landscape Officer's comments and the details provided specifically for the Frans Fontaine trees and also the *Amelanchier lamarckii*, it is recommended that sufficient information has been provided to discharge condition 11, as well as condition 8.

Recommendation: Approval of Details Granted

DISCLAIMER Decision route to be decided by nominated members on Monday 27th October 2014. For further information please click [here](#)

Ms Natalie Davies
Gerald Eve
72 Welbeck Street
London
W1G 0AY

Application Ref: **2014/5118/P**
Please ask for: **David Fowler**
Telephone: 020 7974 2123

21 October 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land At Hawley Road and Torbay Street
London
NW1**

DECISION

Proposal:

Details of floodlighting, hard and soft landscaping and means of enclosure required by conditions 8 and 11 of planning permission 2012/4640/P dated 24/01/2013 for demolition of existing buildings (excluding 1 Hawley Road) and erection of a one form entry primary school and nursery.

Drawing Nos: D2146 L.110, D2146 L.111, D2146 L.112, D2146 L.310, D2146 L.311, D2146 L.312, D2146 L.401, D2146 L.402, D2146 L.403, D2146 L.404, D2146 L.405, P115-2314-01, Manufacturer's specification of floodlights (Holophane).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 You are advised that the following conditions relating to planning permission granted on 24/01/2013 Ref 2012/4640/P still need to be discharged:

9, 20b, 24, 26, 29 (if green roofs proposed).



Applications are currently pending decision to discharge the following conditions:

10, 13, 14, 17, 19, 23, 25, 28, 30.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION