

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>16/09/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>19/08/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Christopher Heather				2014/4718/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
33 Holmdale Road London NW6 1BJ				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Discharge of condition 3 (materials), conditions 4 (details of cycle storage), 6 (green roof details) & 11 (drainage report) pursuant to approved permission reference 2013/0680/P dated 28/10/13.							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is on the eastern side of Holmdale Road and was vacant. It sits between a terrace of Victorian properties to the south and a block of flats to the north, and is near to the junction with Mill Lane. It had hoarding fronting on to the street. To the rear are residential gardens with a school beyond. The site is not a listed building and is not within a conservation area. It is narrow, and varies between 3.7m and 2.4m.

## Relevant History

**October 2013:** Planning permission (ref: 2013/0680/P) granted for "Erection of building comprising basement, ground, first to third floor for use as a new dwellinghouse (Class C3)".

**July 2014:** Non-material amendments (ref: 2014/4285/P) agreed to "reduce glazing around stairwell on front elevation pursuant to granted permission reference 2013/0680/P dated 28/10/13 and subsequent amendment of condition 10".

## Relevant policies

### CORE STRATEGY

CS11 (Promoting sustainable and efficient travel)  
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)

### DEVELOPMENT POLICIES

DP17 (Walking, cycling and public transport)  
DP22 (Promoting sustainable design and construction)  
DP23 (Water)  
DP24 (Securing high quality design)  
DP32 (Air quality and Camden's Clear Zone)

### Camden Planning Guidance

CPG 1 Design  
CPG 3 Sustainability  
CPG 7 Transport

## Assessment

Condition 3 is:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) *Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.*
- b) *Samples and manufacturer's details of render and glass to front elevation.*
- c) *Samples and manufacturer's details of windows and door*
- d) *Samples and manufacturer's details of all other facing materials*
- e) *Detailed drawings of the roof and bay window to the front elevation at a scale of 1:10.*

*The relevant part of the works shall then be carried in accordance with the approved details*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.*

A section of the rooflight to the basement has been provided. It would not be visible from surrounding areas and would therefore be acceptable. This would only partially discharge part a of the condition.

Condition 4 is:

*Notwithstanding the approved drawings details of secure and covered cycle storage area for 2 cycles within the area in front of the dwelling shall be submitted to and approved by the local planning authority in writing prior to the commencement of development. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and retained thereafter.*

*Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.*

The proposal is for 3 cycle spaces to be provided within the basement area, which is more than the condition actually requires. They would be underneath the front entrance, and would allow for bicycles to be locked. Whilst they would not be behind a locked door they would be practically invisible from the street and natural surveillance would be possible from the property itself. Therefore, this is considered acceptable.

Condition 6 is:

*Prior to implementation of the development hereby approved a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.*

*Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.*

Details of the small area of green roof have been provided, including species mix and details of maintenance. This is considered acceptable.

Condition 11 is:

*Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff and shall be accompanied by details of a maintenance regime. The system shall be implemented prior to first occupation of the development and thereafter retained and maintained in accordance with the approved details.*

*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.*

Details have been provided which tally with the requirements of the condition. Therefore, it is considered acceptable to discharge the co

**Recommendation:** Approve details