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| Delegated Report | | Analysis sheet | | Expiry Date: | | 24/10/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | - | |
| Officer | | | | Application Number(s) | | | |
| Charles Thuaire | | | | 2014/5137/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 required by conditions 40 (relocation of existing doctor's surgery), 42 (travel plan monitoring and review), 43 (public open space contributions), 44 (education contributions), 45 (public realm improvements) of planning permission ref: 2013/1969/P dated 30/10/13 (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
CS10 - Supporting community facilities
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

DP15 - Community and leisure uses
DP16 - Transport implications of development
DP17 - Walking, cycling and public transport
DP26 - Managing the impact of development on occupiers and neighbours
DP28 - Noise and vibration
DP31 - Provision of and improvements to public open space

Camden Planning Guidance 2011/2013

Assessment

The details submitted to discharge conditions all relate to the shadow legal agreement. A letter has been submitted confirming that various matters have been discharged by means of processes implemented or contributions paid and this is further confirmed by emails from the Finance Dept.

Condition 40 states-

Prior to commencement of any works (excluding enabling works) on the Plender Street site, details of the relocation of the existing doctor's surgery on Plender Street shall be submitted to and approved by the Council. The relocation shall take place in accordance with such approved details prior to occupation of the Plender Street blocks.

Reason: To ensure the provision of a replacement Class D1 health facility in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

Dr Shina's surgery moved on 12th October 2013 to the Crowndale Health Centre. A plan of the new accommodation shows his new surgery.

Condition 42 states-

Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the monitoring and review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the travel demands from the development can be monitored and maintained in line with a Travel Plan, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies..

The Council's surveyor confirms that travel plan will be monitored and reviewed as detailed in the S106 clauses 2.48. A travel plan co-ordinator will be appointed by the Council housing management team for the Somers Town area. The staff member nominated will be trained provided by the Council transport section in accordance with S106 clause 2.49.

A contribution of £2,864 as per S106 clause 2.5 has been transferred to cover the Council's costs of

approval of the travel plan over the 6 year period.

Condition 43 states-

Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure provision of and improvements to public open space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated, in accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

This condition has been discharged through the transfer of £2162 of S106 funds towards public open space purposes.

Condition 44 states-

Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure appropriate measures to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on local education infrastructure is mitigated, in accordance policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

This condition has been discharged through the transfer of £54,374 of S106 funds towards education purposes.

Condition 45 states-

Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure provision of public realm improvements, specifically in relation to bus stops in Bayham Street and Crowndale Road, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on public transport facilities is mitigated, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

This condition has been discharged through the transfer of £18,000 of S106 funds towards public realm and bus stop improvements.

All these details are acceptable and the conditions can now be discharged.