

Delegated Report		Analysis sheet		Expiry Date:	25/11/2014
		N/A / attached		Consultation Expiry Date:	13/11/2014
Officer			Application Number(s)		
Jonathan McClue			2014/6181/P		
Application Address			Drawing Numbers		
Bourne Estate (South) Portpool Lane London EC1N			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of conditions 2 (approved plans) and 11 (facilities for cycles) of planning permission 2012/6372/P dated 31/10/2013 (for the mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1)), namely internal and external alterations to stair/lift cores, bin stores, meter cupboards, single storey rear extension, gates and doors, windows, terraces and boundary treatment.					
Recommendation(s):		Grant Variation of Condition 2			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	403	No. of responses	03	No. of objections	00
			No. electronic	02		
Summary of consultation responses:	<p>Advertised in the Ham &High on 23/10/2014. Site Notice displayed from 22/10/2014.</p> <p><i>Occupier at Flat 29 Kirkeby House, Portpool Lane comment:</i></p> <p>No objections to proposal. Concerns were raised regarding damage to flat as a result of construction works.</p> <p><u>Officer comment:</u> Damage to private property is not a material planning consideration.</p> <p><i>Occupier at 28 Redman House comment:</i></p> <p>The resident was unclear as to how the proposal differs from the approved development.</p> <p><u>Officer comment:</u> The alterations are clearly explained within the ‘Proposed amendments to planning consent ref 2012/6372/P’ submitted by the applicant.</p> <p><i>Occupier at 18 Laney Building, Portpool Lane comment:</i></p> <p>The resident requested that the changes be summarised.</p> <p><u>Officer comment:</u> The alterations are summarised within the ‘Proposed amendments to planning consent ref 2012/6372/P’ submitted by the applicant.</p>					
CAAC/Local groups comments:	None consulted					

Site Description

The application site comprises the southern portion of the Bourne Estate and has a total area of 1.07ha. The site is bound by the existing perimeter blocks of the estate, Nigel and Laney buildings, to the north and east, and by Baldwins Gardens and St Alban's Church of England Primary School to the south west. To the East, the site is bound by Verulam Street and an existing office block which fronts onto Gray's Inn Road.

The Bourne Estate is partially located within the Hatton Garden Conservation Area. The estate is recognised as one of the main examples of early and innovative housing estates designed by London County Council Architects department and built 1905-9 and is grade II listed.

Relevant History

2012/6372/P - Full Planning Permission: Granted on 31/10/2013

Mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (Class C3); 216sqm of new/replacement community facilities (Class D1); an energy centre, substation, cycle parking and caretaker's facilities and associated landscape and public realm improvement works including the relocation and reprovision of an existing multi use games area and children's play space and the relocation and reorganisation of car parking within the site and on Portpool Lane, following demolition of Mawson House, an existing tenants hall, caretaker's facilities and a substation.

2012/6388/C - Conservation Area Consent: Granted on 05/11/2013

Demolition of Mawson House (Class C3), an existing tenant's hall (Class D1), caretaker's facilities and a substation.

2012/6759/L - Listed Building Consent: Granted on 05/11/2013

Alterations to the flank wall and chimney stack of Nigel buildings to enable the construction of a new residential block on Portpool Lane.

2014/1539/L - Listed Building Consent: Granted on 12/05/2014

Alterations to the flank wall and chimney stack of Nigel buildings to enable the construction of a new residential block.

2014/1563/P – Variation or Removal of Condition(s): Granted on 13/05/2014

Variation of condition 2 (approved drawings) of planning permission granted on 31/10/2013 (ref: 2012/6372/P for the mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1); an energy centre, substation, cycle parking and caretaker's facilities and associated landscape and public realm improvement works [shortened version].), namely the increase of 0.75m in the height of the proposed Block 1 & 2, alterations to the southern communal entrance at Block 1 and the reduction in size of the basement.

2014/6928/P - Variation or Removal of Condition(s): Under consideration

Removal of condition 19 (obscuration of windows) granted under reference 2012/6372/P dated 31/10/13.

Subsequent applications have been submitted to discharge conditions.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG3 (Sustainability)

CPG6 (Amenity)

National Planning Policy Framework 2012

London Plan 2011

Assessment

Proposal

Planning permission (under a Section 73 application) is sought to vary condition 2 (drawings/design changes) of 2012/6372/P for a mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); new/replacement community facilities (class D1); an energy centre; substation and other associated works. The alterations proposed are detailed below along with an assessment of the revisions.

It is noted that no further alterations to the flank wall and chimney stack of the listed Nigel buildings are proposed. Therefore Listed Building Consent is not required and that aspect of the development can continue under 2012/6759/L or 2014/1539/L.

Enclosure of Stair/Lift cores

The design changes have resulted from concerns relating to external lifts such as driving rain, low temperatures and water ingress causing mechanisms to freeze. The proposed revisions include the enclosure of both lifts in Block 2 and the southern lift in Block 1. 3 staircases would be enclosed to prevent smoke ingress.

The stair and lift arrangement would be reconfigured behind the glazed brick on the façade of the southern core in Block 1. Two flats would be subjected to minor plan amendments with no net loss in internal floorspace or occupation. Gates on the decks and canopy at 5th floor level would also be removed. With regards to Block 2, the openings to the north of the staircores would be glazed instead of containing balustrades.

The external changes proposed are considered to be minor and would not significantly affect the appearance of the approved building or the character and appearance of the Hatton Garden Conservation Area.

Lowering of North Stair to Block 1

It is no longer required for the upper floor maisonettes (units 1.18 and 1.19) to have an independent escape. The communal stair would be revised to terminate at 4th floor level with the upper floors of the units extending over the staircore. As a result the large opening to the top of the communal stair would sit slightly lower on the elevation. The changes proposed would make very little difference with regards to the appearance of the building, with the head of the communal stair still projecting higher

than the neighbouring bedroom windows in order to maintain the hierarchy of the façade.

Repositioning of Bin Store at Block 1 North Core

The applicant's fire consultant has advised that the bin store would be too close to the entrance of Block 1's north core meaning that it would compromise the fire escape from the block. The bin store would be relocated to the Portpool Lane elevation. The proposal would result in a minor change to both elevations and would be considered acceptable.

Relocation of Meter Cupboards and Single Storey Rear Extension to Unit 2.10 and Creation of First Floor Terrace

The original location for the meter cupboards is not feasible so it is proposed to relocate them within the ground floor of Block 2 adjacent to unit 2.10. To compensate for the small loss of floorspace to that unit a single storey rear extension is proposed with a roof terrace above to ensure that the resulting garden space remains unaltered. The proposed extension would match the depth of the adjacent unit at 2.09 and would be acceptable in terms of its size, scale and design. The first floor terrace would be set behind the adjacent units and would be acceptable within the development with all of the upper level rear units above benefiting from a terrace of a similar size.

Replacement of Gates with Doors to Block 2 and Corridor Ventilation

Gates were originally proposed to separate all levels of the stair and lift cores from the flats but it has been advised by a fire consultant that these must be completely enclosed with doors. The replacement doors are considered a non-material change and are acceptable. This change would result in two areas of the corridor needing ventilation which would have occurred naturally through the gates. The areas affected are to the south of unit 2.15 (2nd floor) and in the small lobby outside unit 2.48 (5th floor).

For unit 2.15 natural and mechanical ventilation options for this corridor were explored, however, both render a significant proportion of the bedroom to unit 2.15 unusable. Therefore, it is proposed that the section of the bedroom which extends south over the communal corridor is removed with the flat's plan reflecting the equivalent units on the floors above. This would result in a loss of 3.7sq.m to this social rented unit (from 51.4sq.m to 47.7sq.m). While the unit would be below the requirements of the London Plan for a 1 bedroom unit (50sq.m), the shortfall is considered minor and the unit would benefit from a functional layout, good sized rooms (the bedroom is still a double as per CPG2 – Housing) and a rear terrace accessed from the main living area. It is considered that the loss of floorspace is acceptable on balance based on the resulting standard of living accommodation and due to the likelihood of other alternatives having a greater impact in terms of habitable space lost.

For unit 2.48 an Air Operated Valve (AOV) is proposed at roof level to achieve the ventilation required. These would be hidden from views and would not affect the appearance of the building.

Block 2 Windows onto Balconies

The fire consultant has advised that any window people may escape past during a fire needs a cill height of 1100mm or higher. The elevations have been updated to reflect this requirement and are considered to have a minimal impact on the character and appearance of the approved development.

Private Terraces to Units 1.25 and 1.26

The proposed amendments would result in slightly deeper balconies while making very little difference to the appearance of the façade of the building. This is considered acceptable.

Boundary Treatment to Ground Floor Units of Block 2

The consented scheme shows brick wall enclosures to the private gardens of Block 2 ground floor units. Due to the level change to the west of the development (boundary with the school), the

structural engineer has advised that the garden boundary enclosures are built as fences above the brick clad retaining wall to the school below. To the east, the Secured by Design Officer has advised that the rear walls are revised to railings over low brick walls to allow mutual supervision between the playspace and the individual gardens. The proposals are considered to be acceptable in appearance and are practical solutions for the scheme based on specialist advice.

Glazed Bricks to be Replaced with Glazed Tiles

The contractor has expressed issues with the proposed glazing bricks and brick format glazed tiles are proposed in their place. The resulting development would give the impression of being glazed bricks. Crave Dunhill would make the tiles specifically for the Bourne State scheme. It is considered that the proposal is acceptable in principle, subject to submission of the final details of the materials required as part of condition 4 (facing materials) of 2012/6372/P.

Amendments to the Internal Layouts of the Approved Units

Changes are proposed to some of the private sale units to optimise their value. This is based on marketing advice stating that single bedrooms are seen as undesirable in the private sale market and will rarely be used as a bedroom, with them normally being used as a study or dressing room or some other alternative. The following changes are proposed:

Unit 1.02 would be changed from a 4 bedroom 6 person unit to a 3 bedroom 6 person unit.

Units 2.21, 2.31, 2.42 and 2.46 (all 2 bedroom 3 person units) would gain a moveable partition wall to allow the single bedroom to come part of the living room.

Units 2.22, 2.32, 2.43, 2.44 and 2.47 would have a single bedroom removed to go from 3 bedroom 5 person units to 2 bedroom 4 person units.

The proposals would result in the change of a 4 bedroom (medium priority) to a 3 bedroom (medium priority) unit with no loss of occupancy, this is considered acceptable. The existing 2 bedroom units with the moveable partition would remain 2 bedroom units as such with the ability for the habitable spaces to become flexible based on the individual needs of the occupiers. The changes to the 3 bedroom units to become 2 bedroom units are encouraged as these are very high priority for market housing.

The amendments result in no increase in private floor space and no loss of affordable floor space, with the number of units remaining the same.

Increased Glazing to 5th Floor Flats in Block 2

The sizes of glazing to the top floor flats within block 2 would be increased. The amendments are not considered to be material and would improve sunlight and daylight for those units.

Increase in Terrace Size to Unit 2.45

The terrace serving this unit would be enlarged by reducing the internal floorspace of the 1 bedroom flat from 65.4sq.m to 58.6sq.m. The unit would still exceed the requirements of the London Plan (50sq.m). It is considered that the slight reduction in built form is acceptable in terms of design and no further opportunities would result from the enlarging of the terrace.

Tenure Swap of Intermediate Wheelchair Unit (2.26)

Michelle Horn, Access & Service Development Officer, has stated a lack of demand for Intermediate tenure wheelchair units and suggested that unit 2.26 should be within the Social Rented tenure. To compensate it is proposed that unit 1.20 within Block 1 is swapped to an Intermediate unit (from Social Rent). These changes are considered acceptable.

Removal of Individual Meter Cupboards to the Baldwins Gardens Elevation

Detailed services design has enabled the designated meter cupboards which serve the units accessed directly off Baldwins Gardens to be relocated to either the back gardens of the properties or within riser spaces within the communal corridors, improving the appearance of the Baldwins Gardens elevation.

External Access to Main Vertical Riser

Detailed services design requires that access panels be provided to the main vertical risers located outside maisonettes no.s 2.2 and 2.6. It is proposed that these access panels are grouped vertically within one single opening to reflect the proportions of the windows within the archway. The timber panelling would match the flat front doors. These changes are considered to be acceptable in appearance and would be in keeping with the approved building.

Minor Amendments to Window Positions

Windows have been repositioned on a number of the approved elevations due to structural and services requirements. These are all considered to be non-material amendments as they would not materially alter the appearance of the building or increase any opportunities for overlooking.

Resulting Impact on Condition 11 (Cycle Parking, 94 Spaces)

As part of the original permission it was decided that 94 spaces would be required in accordance with the London Plan which requires 1 space per 1 or 2 bedroom units, 2 spaces per 3+ bedroom units and 1 space per 40 units for visitors. The amendments above include the reduction of 5 existing 3 bedroom units to provide 2 bedrooms, which would mean that 5 less cycle parking spaces would need to be provided. Therefore, condition 11 of 2012/6372/P must be varied to require 89 spaces. It is noted that the applicant would need to discharge this permission (i.e. 2014/6181/P) and not the original to benefit from the reduced number of spaces.

Conclusion

Overall, the above changes have all been sufficiently justified following specialist fire, crime prevention and marketing advice to provide improvements to the scheme and to ensure that it meets other relevant criteria. Many of the changes are minor and could be achieved through a Non-Material Amendment. Notwithstanding this, the changes are considered acceptable and would comply with Camden's Development Plan policies as well as any other material planning considerations. The variation of condition 2 is therefore recommended for approval.