

Delegated Report		Analysis sheet		Expiry Date:		27/08/2014	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2014/4239/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 of curtain walling system, facing materials, window and door frames, balconies and roof terraces and obscure glazed screens (condition 2), facing brickwork (condition 3), shopfronts (condition 4) and ground investigation (condition 18) of planning permission 2013/1969/P granted 30.10.13 for the redevelopment of 30 Camden Street and 72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms.							
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

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2013

Assessment

The details submitted to discharge conditions relate to façade design details and contaminated land. Revisions have been sought in respect of the materials and glazing.

Condition 2 states-

Details in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details of the anodised aluminium frame and curtain walling system enclosing the community centre on Plender St including sections, elevations and materials;
- b) Facing materials of all buildings;
- c) Details including sections at 1:10 of all windows and door frames;
- d) Details including materials of all balconies and roof terraces;
- e) Details of the facing materials and obscure glazed screens for the external south facing access deck on the eastern Plender Street block.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Design officer confirms that all these details are now satisfactory.

Condition 3 states-

Sample panels of the facing brickwork for both sites, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panels shall be retained on site until the work has been completed.

Design officer confirms that these materials are now satisfactory.

Condition 4 states-

Details of the proposed shopfronts for the new retail units shall be submitted to and approved in writing by the local planning authority prior to occupation of the retail units. The works shall be carried out in accordance with the details thus approved.

Design officer confirms that these details are now satisfactory.

Condition 18 states-

At least 28 days before development (excluding enabling and demolition works) commences on each site:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures if necessary shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Environmental Health officer confirms that information provided within the submitted report is sufficient

to partially discharge subsection (a). Subsection (b) may be discharged after receiving by this Authority of the Remediation Method Statement and Remediation Verification Report following completion of works.

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