

Delegated Report		Analysis sheet	Expiry Date:	Between 11/11/2014 and 9/12/2014
		N/A	Consultation Expiry Date:	N/A
Officer		Application Number(s)		
David Fowler		2014/5822/P 2014/6450/P 2014/6221/P	2014/5979/P 2014/5870/P 2014/6867/P 2014/6238/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)				
8 applications have been submitted to discharge 9 conditions (including 1 part-condition). These conditions relate to 2 different applications at Hawley Wharf; an application for the masterplan site and an outline application for the school site. Some of these conditions are identical for both sites and have been grouped together for the purpose of this report.				
Recommendation(s):	Grant approval of 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:	N/A					
CAAC/Local groups comments:	N/A					

Site Description

- 1.1 The irregular shaped masterplan site comprises an area of approximately 2 hectares and is bounded by the Regents Canal to the South; Hawley Road to the north; Kentish Town Road to the east, Chalk Farm Road to the west and Castlehaven Road to the northwest. It accommodates a mix of uses including market retail and employment uses in the southern part, light industrial, office uses and car parking within the central part, and residential and light industrial uses to the north. The site is divided by two railway viaducts that converge towards the eastern end of the site where office buildings lie to the south and light/general industrial uses predominate within the railway viaduct arches. The northwest part of the site is residential and retail, but also contains music recording studio, known as Scar Studios, located within the viaduct arches in that is accessed from Castlehaven Road.
- 1.2 The school 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 the Regents Canal Conservation Area. The Jeffery Street Conservation Area is north east of the site.

Relevant History

2012/4628/P – ‘Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road).’ Approved 23/01/13

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 23/01/2013.

Relevant policies

LDF Core Strategy and Development Policies

- CS1 – distribution of growth
 - CS3 – other highly accessible areas
 - CS5 – managing impact of growth
 - CS6 – providing quality homes
 - CS7 – promoting Camden’s centres and shops
 - CS8 – promoting a successful and inclusive economy
 - CS9 – achieving a successful Central London
 - CS10 – supporting community facilities and services
 - CS11- sustainable travel
 - CS13 – tackling climate change
 - CS14 – high quality places and conserving heritage
 - CS15 – parks, open spaces and biodiversity
 - CS16 – health and wellbeing
 - CS17 – safer places
 - CS18 – waste and recycling
 - CS19 – delivering and monitoring the Core Strategy
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- DP1 – mixed use development
 - DP2 – making full use of housing capacity
 - DP3 – contributions to the supply of affordable housing
 - DP4 – minimising the loss of affordable housing
 - DP5 – homes of different sizes

DP6 - lifetime homes and wheelchair homes
DP10 – helping promoting small and independent shops
DP11 – markets
DP12 – supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
DP13 – employment sites and premises
DP14 – tourism development and visitor accommodation
DP15 – community and leisure uses
DP16 – transport implications of development
DP17- walking, cycling and public transport
DP18 – parking standards
DP19 – managing the impact of parking
DP20 – movement of goods and materials
DP21 - highway network
DP22 – promoting sustainable design and construction
DP23 - water
DP24 – high quality design
DP25 – conserving Camden’s heritage
DP26 – impact on occupiers and neighbours
DP27 - basements
DP28 – noise and vibration
DP29 – improving access
DP30 – shopfronts
DP31 – open space and outdoor recreation
DP32 – air quality and clear zone

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011

- CPG 1 – Design
- CPG 2 – Housing
- CPG3 – Sustainability
- CPG 4 – Basements and lightwells
- CPG 5 - Town centres, retail and employment
- CPG 6 – Amenity
- CPG 7 – Transport
- CPG 8 – Planning obligations
- Camden Town Conservation Area Statement (October 2007)
- Regents Canal Conservation Area Statement (September 2008)
- Jeffery Street Conservation Area Statement (November 2002)
- Hawley Wharf Planning Framework (February 2009)
- Site Allocations Document (site 36) Submission Stage (March 2012)
- Camden Steetscape Manual (2005)

Assessment

2014/5822/P

Condition 58 of 2012/4628 is as follows:

“No development shall commence until a surface water drainage scheme for the site, based on the approved Flood Risk Assessment dated August 2012 reference CIV10498 ES004 has been submitted to and approved in writing by the local planning authority. The scheme shall include all the green roofs as outlined in the FRA and a reduction in surface water run-off rates to 110l/s for the whole site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The site drainage system shall then be constructed in accordance with the details approved and be thereafter permanently maintained and retained.”

The Environment Agency were consulted and stated in their response that the documents submitted under reference 2014/5822/P meet their requirements and therefore condition 58 (details of water drainage) can be discharged.

Thames Water were consulted and have no objections to the discharge of this condition.

Given the above, this condition can be discharged.

2014/6450/P

Condition 22 of 2012/4640/P is as follows:

“Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.”

Thames Water have reviewed the documentation provided and agree to discharge Condition 22.

Condition 26 of 2012/4640/P is as follows:

“Before the development commences, a Water Strategy and plans describing and illustrating the efficient use of water, water capture, recycling and re-use and run-off limitation systems in the development, must be submitted to and approved by the local planning authority. The Strategy should aim for a discharge rate to the sewer of no more than 50l/s. To be approved by the local planning authority, the strategy and plans must show:

- a) How all the rain water and grey water from the site will soak away or be collected, including the the location and capacity of storage tanks, which shall be capable of retaining rain water resulting from at least a 1 in 50 rain event
- b) Where and how the collected water is to be re-used within the development, including any necessary filtration and treatment measures for the following purposes, with preference in the order shown:
 - i. Flushing toilets in the school
 - ii. Watering landscaping at ground and other floor levels throughout the development
 - iii. Watering green roofs.”

A report (Waterman Building Services Limited, October 2014) has been produced to discharge the

above conditions.

Thames Water have reviewed the documentation provided and agree to discharge Condition 26.

2014/6221/P

Condition 44 of 2012/4628/P is as follows:

'Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect new or existing trees on or adjoining the site, shall be submitted to and approved in writing by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.'

The Council's Tree Officer has been consulted and has the following comments:

'The plans submitted are considered sufficient to demonstrate that the new services to be laid on site will not adversely affect new trees. The quality and design of the tree pits is considered to be of a high standard. The existing trees to be retained on site will be protected during development as a result of measures detailed in condition 43 (tree protection) which has already been discharged.

It is recommended that condition 44 is discharged.'

2014/5979/P & 2014/5870/P

Condition 49 of 2012/4628/P and condition 28 of 2014/4640/P is as follows:

"Prior to commencement of any relevant part of the development, the applicant must submit a Biodiversity Action Plan and implement the measures in the approved Biodiversity Action Plan and maintain them thereafter including the enhancement of, and provision of additional wildlife habitat on site."

A Biodiversity Action Plan (BAP) was submitted to discharge both of the above applications.

The Council's Nature Conservation Officer was consulted and stated that the submitted BAP was good but required further details. An updated BAP has since been submitted which addresses the queries raised by the Nature Conservation Officer.

The above conditions can therefore be discharged.

2014/6867/P

Condition 61 Of 2014/4628/P is below. This application relates only to part a.

'No development shall take place until:

a) A detailed scheme of assessment of site contamination consisting of site reconnaissance, conceptual model, risk assessment and schedule of investigation has been submitted to and approved in writing by the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

b) A site investigation has been undertaken in accordance with the agreed scheme of assessment and the results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy.'

An Environmental Health Officer / Contaminated Land Officer has reviewed the submitted Site Investigation Scoping for Camden Lock Site dated October 2014 and the Phase 1- Environmental Risk Assessment dated October 2009 and has no objections to the discharge of condition 61A.

2014/6238/P

Condition 25 of 2012/4640/P is as follows:

'The relevant part of development shall not commence until details of the proposed cycle storage area are submitted to and approved by the Council in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of part of the school, and thereafter permanently maintained 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 Council's Transport Officer commented on the plans submitted, requiring revisions. The agent has since submitted a revised cycle store drawing. The minimum amount of cycles required (24) will all be under cover. Covered cycle parking in the north area was initially proposed but was rejected by LBC Conservation Officer due to its proximity to the grade II listed 1 Hawley Road next door.

The revised plans are considered acceptable.

Recommendation: Grant approval of details