

Delegated Report		Analysis sheet		Expiry Date:		03/01/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2013/7353/P			
Application Address				Drawing Numbers			
115 - 117 Regent's Park Road London NW1 8UR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Submission of details as required by condition 6 (details of refuse storage and management) of planning permission granted on 31/10/2013 (ref 2013/5610/P), for the change of use of the basement and ground floor from retail (A1) to mixed beauty salon, retail and café use (Sui Generis) and alterations to shopfront including new awning.							
Recommendation:		Discharge condition 6					
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:		None					
CAAC/Local groups comments:		None					
Site Description							
The application site includes two ground and basement floor retail units forming part of the 'Chesterfields' building located at the corner of Regents Park Road and King Henry's Road in the Primrose Hill Conservation Area. The Chesterfields is a four storey building, currently in mixed use							

comprising two retail units and one Class A2 unit (estate agent) on ground floor and residential flats on upper floors.

The site is within the designated Regents Park Road Neighbourhood centre retail parade.

Relevant History

2013/5610/P – Planning permission was granted on 31/10/2013 for the change of use of the basement and ground floor from retail (A1) to mixed beauty salon, retail and café use (Sui Generis) and alterations to shopfront including new awning. Condition 6 of this planning permission states:

Prior to operation of the proposed use hereby approved details of refuse storage and management stated in the Submitted Design and Access Statement by First Plan Ltd shall be provided. These facilities shall be permanently maintained and retained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS18 (Dealing with our waste and encouraging recycling)

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

Camden Planning Guidance (2011)

CPG1 – Design (section 10)

Assessment

The ground floor plan submitted with this application shows that the refuse storage would be located internally in the kitchen. According to the covering letter submitted with this application the proposed use is likely to generate around four bags of refuse and a large amount of it would be recyclable. The letter also confirms that the waste /recycling will be securely contained in sacks for disposal; cardboard will be flat packed; Veolia will be contracted to collect the refuse and recycling between 8am and 10 am; and the bags will be placed on the pavement, up against the shopfront half an hour before the proposed collection time.

The Council's environmental service officer considered the proposed storage space to be acceptable as the refuse would be removed on a daily basis. However the officer required further information on recycling provision and commented that any refuse and recycling would need to be at ground level and made accessible for collection.

The applicants has provide the following additional information to address the above concerns:

- E-mail dated 10/01/2014 from Kate Matthews at First Plan confirms that food and drink cartons, cans, bottles, plastic bags, paper, card, and glass will be recycled and both waste and recycling will be stored in separate bins within the refuse storage areas and will be placed on the pavement by Cowshed staff every morning for collection.
- The drawings 312_SHG_GA_00 E and 312_SHG_GA_1 F shows that recycling would be stored in the refuse stores on the basement and ground floor levels.

The environmental service officer considered the proposed arrangements as updated to be acceptable.

Recommendation: The submitted details are considered to be sufficient to discharge condition 6.