

Delegated Report		Analysis sheet	Expiry Date:	27/05/2015
(Members' Briefing)		N/A	Consultation Expiry Date:	30/04/2015
Officer			Application Number	
Jenna Litherland			2015/1511/P	
Application Address			Drawing Numbers	
Land at Cobden Junction, Greater London House Hampstead Road London NW1 7QY			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Variation of condition 6 (hard and soft landscaping) of planning permission dated 06/08/2012 (ref 2011/5122/P) as amended on 23/01/2014 (ref 2013/4635/P) for erection of 2-storey building with landscaped forecourt to provide a restaurant (Class A3), namely to alter the trigger point for approval of details.				
Recommendation:		Grant variation of condition		
Application Type:		Variation or Removal of Condition		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Letters were sent to 14 neighbouring occupiers. A press notice was placed in the Camden New Journal on 09/04/2015 (expired 30/04/2015) and a site notice was displayed from 07/04/2015 until 28/04/2015.</p> <p>2 letters of objection have been received from 44 Mornington Crescent.</p> <p>Objections are on the following grounds:</p> <ul style="list-style-type: none"> • More people should have been consulted on this application and the original application (<i>Case officer's response: Consultation has been undertaken in accordance with the Council's Statement of Community Involvement</i>) • Object to any building more than 1 storey in height. • Would cause disturbance and pollution to the neighbouring properties. • The proposal would result in loss of daylight to the properties opposite the site on Mornington Crescent. <p><i>Case officer's response: The objections raised relate to the original proposal rather than this application which seeks to vary one of the conditions of that permission. For a full understanding of the assessment of the original application, please see the Committee Report for application 2011/5122/P.</i></p>					
Local group comments:	<p>Mornington District Association – Objection</p> <p>The Mornington Crescent District Association has been representing the interest of residential of Mornington Crescent NW1 area and beyond for over 10 years. It has been an entry on the Cindex database and is registered to receive planning alters and we receive planning alerts for applications made as far away from Mornington Crescent as Holborn.</p> <p>We have already written to you in August 2012 when plans for the land at Cobden Junction Greater London House “the site” first came to our attention. In that letter we state that despite the Cindex entry and planning alert registration Camden Council did not provide this Association with notice of these applications at the time of consultation. In fact notice of these applications was given to any of the residential properties opposite the site namely 46 to 39 Mornington Crescent. Camden however sent notices to persons/occupiers in Greater London House who have no vested interest in the area other than being a place to work. As a result of Camden’s failure to provide this Association or any of the other residential properties with proper notice, representations from us/other residential properties which could have been made have not been considered. In these circumstances therefore the planning permission for this site are a nullity because the views and representations of this Association, its members and other residential properties directly affected have not been considered. It is for these reasons</p>					

	<p>this Association does not support any of these applications for this site as Camden has breached its common law duty by failing and continuing to fail to provide this Association and mostly all other residential properties opposite the site with notices of intention (the letter dated 31 March 2015 regarding reference 2015/1511/P coming to our attention from one of our residents).</p> <p>We repeat again that this Association should be given proper notice of any and all development plans which come within our immediate NW1 vicinity.</p> <p><i>(Case officer's response: Consultation on this application and the previous applications at this address has been undertaken in accordance with the Council's Statement of Community Involvement)</i></p>
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Site Description

The application site is located on the junction of Hampstead Road and Mornington Crescent, adjoining Greater London House to the south. The site is currently vacant having previously been used as a petrol filling station until 1996. The site forms part of Greater London House which was constructed as the Carreras Tobacco Factory on the former Mornington Crescent Gardens in 1926. It was refitted for offices and renamed Greater London House in 1961 and substantially restored reinstating its Egyptian ornamentation in the late 1990's.

Greater London House is highlighted as making a positive contribution to the character and appearance of the Camden Town Conservation Area of which it forms a part. Mornington Crescent Tube Station building opposite, to the east across Hampstead Road, is grade II listed. This site is located just outside Camden Town Centre, the boundary of which runs along both Hampstead Road and Mornington Crescent.

Relevant History

2013/4635/P – Planning permission **granted 23/01/2014** for minor material amendment to condition 2 (development to be carried out in accordance with approved plans) of planning permission dated 06/08/2012 (ref 2011/5122/P), for the erection of 2-storey building with landscaped forecourt to provide a restaurant (Class A3), namely for reduction of first floor level and erection of first floor roof terrace with balustrading.

2011/5122/P - Planning permission **granted subject to conditions and a S106 agreement in August 2012** for erection of 2-storey building with landscaped forecourt to provide a restaurant (Class A3) - the current application seeks to amend condition 6 of this permission.

2006/5309/P – Planning application submitted in **December 2006** for the erection of a part single storey and part two storey building plus basement for use as a restaurant and coffee shop (Class A3). This application was **withdrawn**.

2003/1526/P – Planning application submitted in **August 2008** for the erection of a four storey extension to office building (Class B1) on the former petrol filling station land, to provide a restaurant (Class A3) at basement and ground floor levels with offices (Class B1) above. This application was **withdrawn**.

PEX0000506 – Planning application was submitted in June 2000 for the erection of a building on basement, ground and 5 storey linked to Greater London House for retail (Class A1) use on the basement and ground floors with office use within class B1 on the upper floors. This application was **withdrawn**.

8700597 – Planning permission **refused in July 1987** for the erection of an additional 5000sqm of office floorspace.

8700596 – Planning permission **refused in July 1987** for the erection of an additional 9000sqm of office floorspace.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 - Securing high quality design

Supplementary Planning Policies

Camden Planning Guidance 2013 (CPG1-Design)

Camden Town Conservation Area Appraisal and Management Plan, 2007

Assessment

1. Condition 6 of permission 2011/5122/P states:

No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 , CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

2. **Assessment**

2.1 The proposal is to change the trigger point for approval of the landscaping details from prior to commencement of development to prior to commencement of the relevant part of development. The applicant has already begun discussions with the Council in relation the landscaping details. However, the applicant is under pressure to commence development and there is not sufficient time to finalise, submit and gain approval for full details of the landscaping prior to commencement. It is considered that delaying the trigger point for the approval of details to prior to commencement of the relevant part of development would not prejudice the scheme or the quality of the landscaping. The levels of the site and forecourt were agreed at application stage and as such there is unlikely to be any unforeseen impact in this respect which would prevent commencement of construction.

2.2 As such, it is considered acceptable to amend the wording of the condition to read as follows:

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the works on site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 , CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

3. **Recommendation:** Grant variation of condition.

DISCLAIMER

Decision route to be decided by nominated members on 1st June 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'