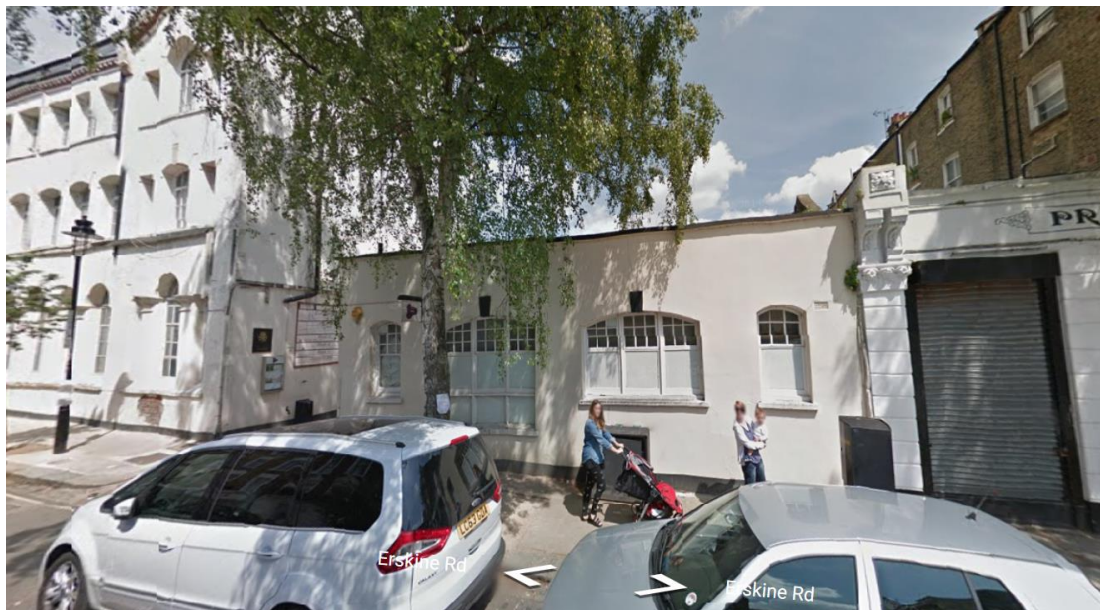


# 6 Erskine Road



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1. Elevation of Caretakers Lodge facing Erskine Road



2. Side Elevation of Caretakers Lodge



<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>05/08/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	13/08/2015
<b>Officer</b>			<b>Application Number(s)</b>		
Yuyao Gong			2015/3211/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Caretaker's Lodge 6 Erskine Road London Camden NW3 3AJ			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Demolition and rebuild of Caretakers Lodge (to allow for delivery access and the pumping of concrete within the site during redevelopment).					
<b>Recommendation(s):</b>		Granted with conditions			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice						
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	97	No. of responses	08	No. of objections	05	
			No. Electronic	00			
Summary of consultation responses:	The Owner/Occupier of 3 King Henry's Road is against the demolition for the reasons below: <ul style="list-style-type: none"><li>This group of buildings has a degree of integrity given that many were built together at one time. This building faces onto the street and has a public facade so its demolition and later rebuilding would render it modern in its construction and thereby out of keeping with its current contribution to the streetscape.</li></ul> <p><i>The officer's responses can be found in paragraphs 2.2 and 2.3.</i></p> Two objections have been received from Flat 3, 23 King Henry's Road, NW3 3QP commented on the following: <ul style="list-style-type: none"><li>Enough demolition on the Erskine Road site already</li><li>The Caretaker's Lodge will simply not look the same when rebuilt with modern materials. The facade is important to the general feel of the street.</li><li>Workers could devise a way to transport cement to the site without further unnecessary demolition. There appears to be quite enough space to transport materials as things stand.</li><li>Planning permission was granted to the Erskine Road development on the basis that there would not be material change or disturbance to the facade / streetview of Erskine Road itself. Primrose Hill residents were under the impression that this type of demolition work would be contained to the old Tri Yoga / office buildings off the road. This is now no longer the case. The buildings on this side of the Erskine Road are all built in a period style and the demolition and rebuilding of the lodge would destroy their authenticity. Replacement materials will not suffice. The developers will need to find an alternative means of accessing the site which isn't so destructive. There has been quite enough demolition already.</li></ul> <p><i>The officer's responses can be found in paragraphs 2.2, 2.3, 3.2 and 4.1.</i></p> The Owner/Occupier of 19A King Henry's Road objects to this application on the following: <ul style="list-style-type: none"><li>Enough environmental disruption, noise, dust and pollution</li><li>Do not want to lose this lovely cottage. This is a conservation area.</li></ul> <p><i>The officer's responses can be found in paragraphs 2.2, 2.3 and 3.2.</i></p> One objection by email has been received from 99A Regents Park Road for the reasons below: <ul style="list-style-type: none"><li>The serious risk of further noise and dust pollution</li><li>Health issues because of the dust/air pollution caused by the current large-scale demolition in Erskine Road</li></ul> <p><i>The officer's responses can be found in paragraphs 2.2, 2.3 and 3.2.</i></p> The Owner/Occupier of Manna Restaurant, 4 Erskine Road, Primrose Hill, NW3 3AJ supports the application on the following: <ul style="list-style-type: none"><li>The rebuilt of facade is fully acceptable to any aesthetic objections.</li><li>Any remedial efforts to restore parking, alleviate delivery disruption to the neighbourhood and accelerate completion date(s) will be most welcome.</li></ul> The Owner/Occupier of 2 Albert Terrace supports the application for the reasons below: <ul style="list-style-type: none"><li>The section of the facade which the applicant proposes to demolish is currently in a</li></ul>						

	<p>much depleted state of repair and would be unlikely survive intact for any length of time into the future.</p> <ul style="list-style-type: none"> <li>• The facade of the building although within the conservation area is unlisted and is not of sufficient significance as a contributing factor to merit the original structure being maintained when a more positive alternative is possible.</li> <li>• The application contains a pledge that the facade will be rebuilt in facsimile when the main construction work at the 6 Erskine Road site has ceased. This would have many beneficial consequences for the building, not least of which would be the opportunity to rebuild using advanced materials that would create a more environmentally sound structure.</li> <li>• The temporary removal of this section of the building will allow better access to the main site reducing lorry movements, restoring parking bays and bringing forward the finish of the build by a significant period of time. These benefits to residents and businesses in Erskine Road are persuasive and outweigh conservation concerns that will in any case be addressed by the eventual rebuilding of the facade.</li> </ul> <p>The Owner/Occupier of 3 Erskine Road supports the application for the reasons below:</p> <ul style="list-style-type: none"> <li>• The caretaker's lodge does little by way of contribution to the conservation area. Demolishing part of this building and rebuilding in replica will make no long term difference to the setting of the street.</li> <li>• Temporary removal of the caretaker's lodge will allow far better access to the main site reducing the congestion currently experienced on the street, restoring parking bays and bringing forward the completion date for the building works.</li> </ul>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>Comments have been received from the Primrose Hill CAAC:</p> <ul style="list-style-type: none"> <li>• The proposal to rebuild is acceptable in this case given the special circumstances.</li> <li>• The consent requires the rebuilding under a legally enforceable agreement, and that it is required to be in precise facsimile of the original, on the basis of an accurate and complete survey which is completed and approved as a condition before any demolition takes place.</li> <li>• It has been requested that any elements of the building which can be re-used, windows for example, should be retained, carefully stored, and re-used. The final render coat and colour should also be subject to approval of sample panels displayed so as to be visible from the public street before approval. CAAC would expect to see the survey of the building before any consent is approved.</li> </ul> <p><i>The officer's responses can be found in paragraph 2.2.</i></p>

## Site Description

The application relates to the southern and western elevation of the Caretaker's House that fronts Erskine Road. The site is bounded by Erskine Road to the south and by properties fronting on to Ainger Road to the north-west and Regent's Park Road to the south-east. Primrose Hill is located approximately 100m to the west of the site. Access to all buildings is via an entrance on Erskine Road, which is used by both pedestrians and vehicles. The single storey Caretaker's Lodge which is detached from Leeder House has a part flat and part gabled slate roof.

The Caretaker's House is not listed but falls within the Primrose Hill Conservation Area (CA).

The area is surrounded by residential properties to the south-west, north and south-east, with shops and other business to the ground floor of the Regent's Park Road parade.

## Relevant History

**2009/0970/P** - Extension to existing office accommodation within use class B1 to include the demolition and replacement of Block 5 with a part 2/part 3-storey building plus enlarged basement, a roof extension and alterations to the elevation of Block 2, roof extension and alterations to elevations of Block 3, alterations to the rear elevations of Leeder House and the caretakers' lodge and erection of four core blocks (providing circulation and services) between the caretaker's lodge and Block 2 (3-storey), between Blocks 2 & 3 (3-storey), between Leeder house and Block 5 (5-storey) and between Blocks 4 & 5 (3-storeys) - **Granted**

**2010/5214/P** - Extension of existing office accommodation (Class B1) to accommodate an additional (1473sqm) floorspace including the demolition and replacement of Block 5 with a part 2/part 3-storey building plus enlarged basement, a roof extension and alterations to the elevation of Block 2, roof extension and alterations to elevations of Block 3, alterations to the rear elevations of Leeder House and the caretakers' lodge and erection of four core blocks (providing circulation and services) between the caretakers lodge and Block 2 (3-storey), between Blocks 2 & 3 (3-storey), between Leeder house and Block 5 (5-storey) and between Blocks 4 & 5 (3-storeys) - **Granted Subject to a Section 106 Legal Agreement**

**2012/0284/P** - Change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building – **Granted**

**2013/3064/PRE** - Redevelopment of site

**2013/6326/P** - Redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge. - **Granted Subject to a Section 106 Legal Agreement**

**2014/6180/P** - Variation of condition 2 (approved drawings) of planning permission granted on 24/12/2013 reference 2013/6326/P for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge; namely repositioning of window and door of caretaker's lodge. - **Granted Subject to a Section 106 Legal Agreement**

**2015/1605/P** – Certificate of Lawfulness; Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission 2012/0284/P granted 20/03/2012 for the change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building – **pending**

## Relevant policies

**National Planning Policy Framework (NPPF) 2012**

**The London Plan March 2015, consolidated with alterations since 2011**

Policy 7.4 (Local Character)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage assets and Archaeology)

**Camden LDF Core Strategy 2010**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage



## **Camden Development Policies 2010**

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

## **Camden Planning Guidance**

CPG 1 – Design 2014

CPG 6 – Amenity 2011

## **Primrose Hill Conservation Area Statement**

### **Assessment**

#### **1. Proposal**

1.1 This proposal seeks planning permission for the demolition and rebuild of the Caretaker's Lodge (to allow for delivery access and the pumping of concrete within the site during redevelopment).

1.2 Planning consent has been granted for the demolition of the roof, all of the rear wall, part of the wall facing Erskine Road, part of the side wall and all the internal partition walls of Caretaker's Lodge (at least 75% of the original building) in planning application 2013/6326/P and 2014/6180/P. The current application introduces additional demolition to the rest of the structure of the building.

#### **2. Design**

2.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. With regard to rear extensions paragraph 4.10 of CPG1 outlines the Council's expectations in terms of design.

2.2. All materials in the reconstruction will match the existing. The walls are to be rebuilt will comprise new common brickwork, sand/cement render painted to match the existing finish. Retained window openings will have new painted timber windows to match existing. The proposal would reconfigure the pattern and symmetry of the fenestration. However, given the above, it is not considered that this reconfiguration would be detrimental to the lodge nor to the street scene or wider Conservation Area. A condition would be added requesting a detailed measured survey of the existing elevations to allow reconstruction prior to the completion of the works at 6 Erskine Road.

2.3 Given that the proposed rebuilt plans have been assessed and approved in planning applications 2013/6326/P and 2014/6180/P, the proposal is therefore considered in compliance with policy CS14, policy DP24 and DP25.

#### **3. Amenity**

3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

3.2 It is not considered that the proposed work would cause negative amenity impacts such as overlooking, loss of privacy, loss of light or outlook to neighbouring properties. A Construction Management Plan has been submitted and approved in planning application 2013/6326/P to minimise the impact of the construction on the surrounding community, both for the construction on site and the transport arrangements for servicing the site. The additional demolition and rebuild work could be managed under the same plan. Additionally, the proposed scheme wouldn't have any greater impact on the neighbouring residential properties than the scheme already approved.

3.3 The proposal is therefore in compliance with policy CS5, policy DP26 and CPG guidelines and is acceptable.

#### **4. Transport and parking**

4.1 Removing the external southern wall of the Caretaker's Lodge that fronts Erskine Road and the western flank wall that returns into the site would allow for larger deliveries to take place from within the site itself, therefore reducing the overall amount of deliveries required during construction, reducing the amount of parking bay suspensions and potentially reducing the construction period by up to 6 weeks. The proposed changes will lessen the impact of the redevelopment on local residents in terms of traffic noise and disturbance.

#### **5. Recommendation**

5.1 Grant conditional planning permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 10<sup>th</sup> August 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



Mr Cecil Gray  
DPP PLANNING  
66 Porchester Road  
London  
W2 6ET

Application Ref: **2015/3211/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

19 August 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Caretakers Lodge**  
**6 Erskine Road**  
**London**  
**Camden**  
**NW3 3AJ**

**DECISION**

#### Proposal:

Demolition and rebuild of Caretaker's Lodge (to allow for delivery access and the pumping of concrete within the site during redevelopment).

Drawing Nos: 100-11, 055-01, 055-02, 055-03, 055-04

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 100-11, 055-01, 055-02, 055-03, 055-04.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 A detailed measured survey of the existing elevations to allow reconstruction prior to the completion of the works at 6 Erskine Road shall be submitted to and approved in writing by the Council, in consultation with the Primrose Hill CAAC, before the relevant part of the work is begun.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**