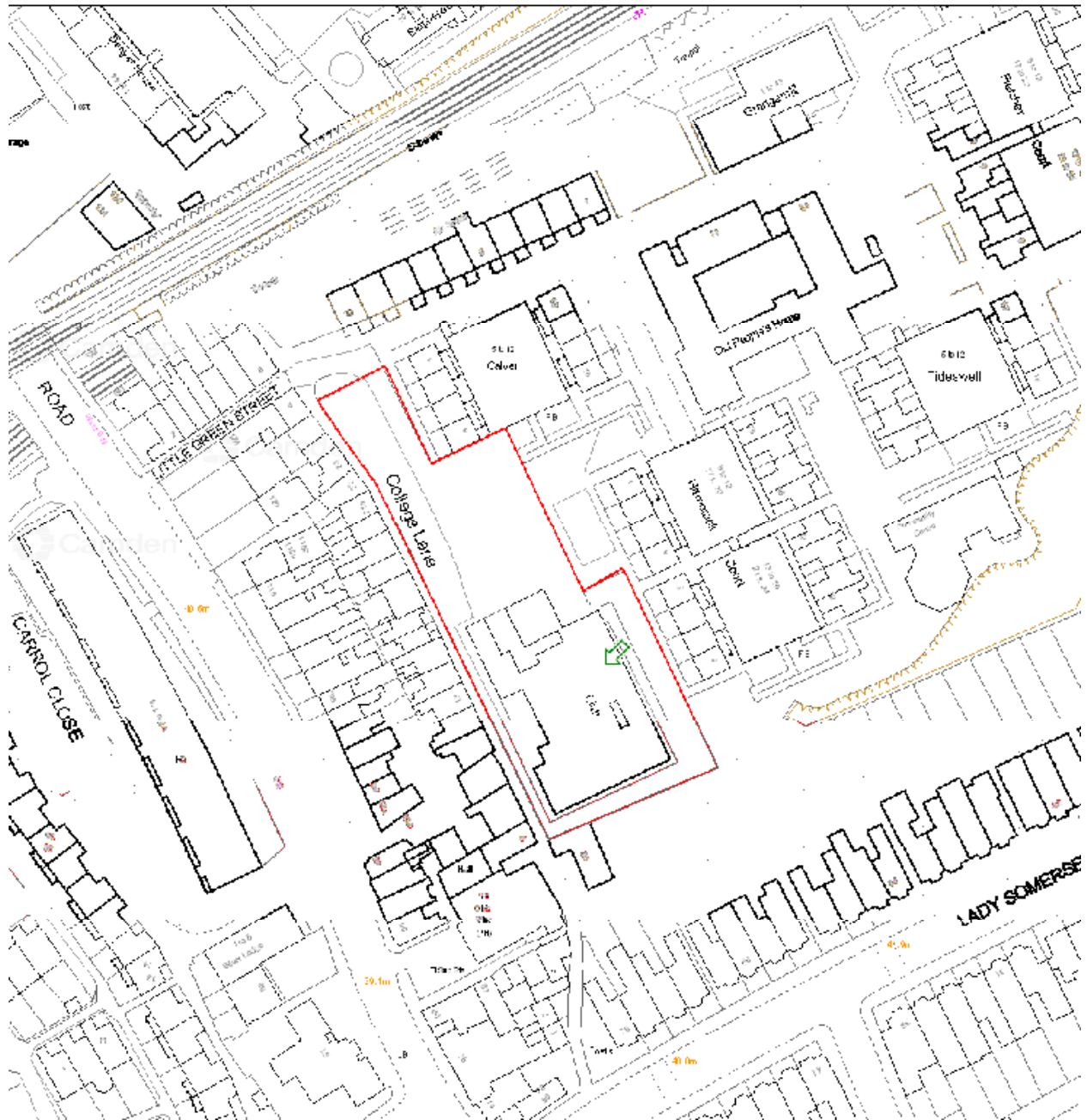
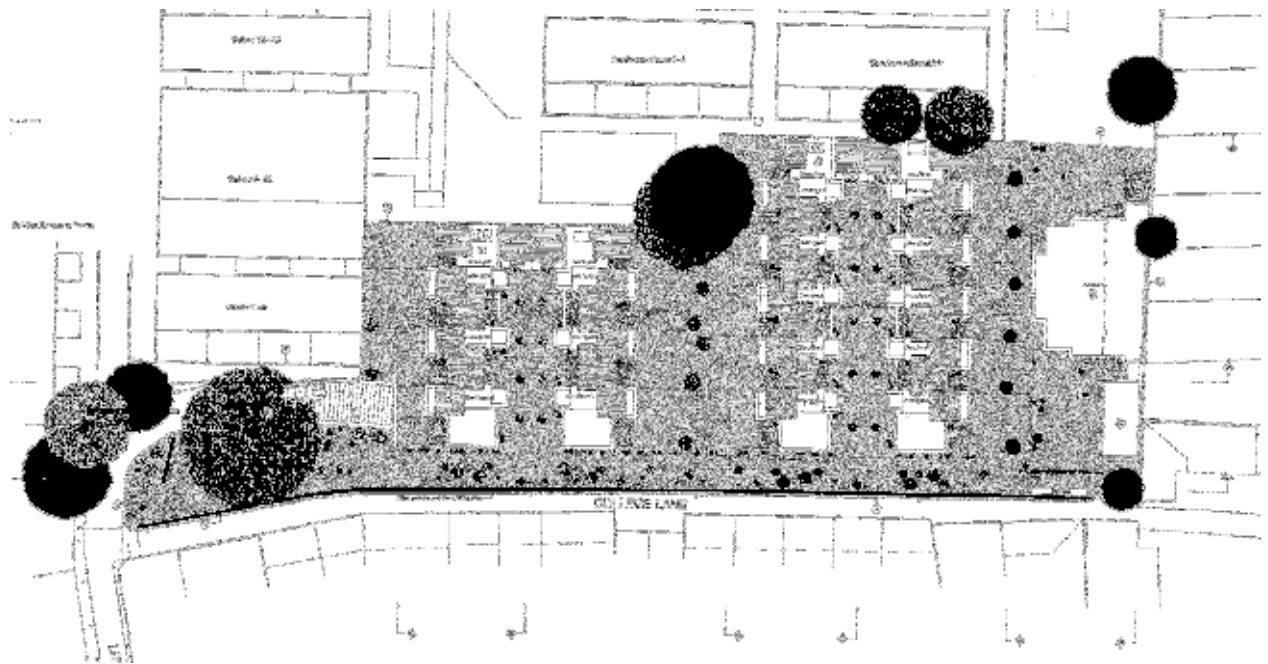


2015/2559/P, 2015/2920/P and 2015/3618/P – Former Railway Club, College Lane, NW1

### Former Railway Club, College Lane



Site Plan previously approved



Views of the site being built out from the Ingestre estate









The new brick proposed on the block containing the flats



CGI's of proposed cladding materials and hard and soft landscaping



4672 CGI 04: View from site entrance





4672 CGI 03: View of mews courtyard



4672 CGI 01: View from rear garden

<b>Delegated Report</b> <b>(Members' Briefing)</b>		Analysis sheet		Expiry Date:	02/07/2015
		N/A		Consultation Expiry Date:	16/02/2016
Officer			Application Number(s)		
Gideon Whittingham			1. 2015/2559/P 2. 2015/2920/P 3. 2015/3618/P		
Application Address			Drawing Numbers		
Railway Club College Lane London NW5 1BJ			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>					
1. 2015/2559/P - Details required by Condition 2 (Samples of cladding, fenestration and roofing to market housing) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)  2. 2015/2920/P - Details required by Condition 2 (Samples of external wall cladding to Studio Block - affordable housing) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)  3. 2015/3618/P - Details required by Condition 3 (hard and soft landscaping) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)					
<b>Recommendation(s):</b>		1. Grant discharge or details  2. Grant discharge of details  3. Grant discharge of details			
<b>Application Type:</b>		<b>Approval of Details</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	173	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	2 objections received from 30 College Lane and 11 College Lane.					
	Objections have been raised over:					
	<ul style="list-style-type: none"><li>Overlooking of College Lane houses and the fact that conditions exist preventing flat roofs being used as terraces, nor should there be doors or windows allowed to access these areas;</li><li>Aspect;</li><li>Overlooking into several flats within the southernmost block from the access pathway;</li><li>Site area and the strip of land;</li></ul>					
	These issues were all considered by the Inspector when dealing with the appeal in 2003.					
	<b>2015/2559/P</b> - (Facing materials to four-storey houses)					
	<i>In view of the close overlooking and overshadowing of the existing houses in the Conservation Area, no consent in respect of materials should be given unless and until the Council is assured that the materials specified have the greatest possible mitigating affect in relation to the existing College Lane Houses. Perhaps a number of sample panels built on the site would help to reassure councillors and residents on this matter. (Please see para 2.2 of the officer report for response).</i>					
	<b>2015/2920/P</b> - (Colour of facing bricks to social housing)					
	<i>The change proposed is from a darkish brick — intended, as I understand it, to blend with the predominantly London Stock bricks of the surroundings — to a bright yellow brick. This change increases the harmful impact on the Conservation Area making the identified flaws in the design that affect its neighbours more conspicuous. It is also hard to see too why two contiguous blocks are faced in different colour bricks. Notwithstanding that, the yellow facing bricks remain unapproved; they have already been built in place. The same unapproved yellow bricks have also been used in the low brick walls that are part of the landscaping scheme. In support of the applications and appeal it is stated that non-approval of changes in materials ‘risk[s] delay to completion’. These events, however, seem to suggest that the developer is quite prepared to ignore the Local Planning Authority and build regardless of approvals. The application should be refused. (Please see para 2.3 of the officer report for response)</i>					

	<p><b>2015/3618/P</b> - (Landscape and External Works)</p> <p><i>i) The access path to the four-storey southern block remains so positioned that the serious overlooking described above continues (to the ground and basement flats closest to the path). The opportunity should be taken to reduce such overlooking to an absolute minimum — and, in the meantime, the application for approval of details refused.</i></p> <p><i>ii) The arrangements shown for refuse disposal are those current in the last decade. The landscaping drawings should reflect the current arrangements for refuse disposal and recycling.</i></p> <p><i>iii) As noted in 2015/2920/P comments, low walls have been built in an unapproved brick. (Please see para 2.8 -2.10 of the officer report for response).</i></p>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>Not within a CAAC</p>



## Site Description

The site is in a back land location bounded by College Lane to the south-west, Ingestre Road to the north-west, the rear of the properties in Lady Somerset Road are to the south-east and two Council-owned blocks of residential accommodation (Calver and Hambrook Courts) forming part of the Ingestre Road Estate are to the north-east. The development site is not in a conservation area but adjoins land in the Dartmouth Park Conservation Area on the southwest side of College Lane. The site is irregular in size and is approximately 3,430 square metres in area.

Planning permission was previously granted in 2003 through an appeal to erect 20 houses in terraces over two and three storeys, with a block of 10 flats comprising a mix of studio, 2 and 3 bed units.

The works are currently being undertaken.

## Relevant History

PEX0100663R2 – Permission granted by appeal on 23/6/2003 for redevelopment of the site including the erection of 20 houses arranged in terraces of two and three storeys with lower ground levels and a block of 10 flats comprising studio, 2 and 3 bedroom units.

2008/1615/P - Details of schedule of materials pursuant to condition 2 of planning permission dated 23/06/03 (Reg. No. PEX0100663R2) for the erection of 20 houses arranged in terraces of two and three storeys with lower ground levels and a block of 10 flats comprising studio, 2 and 3 bedroom units – Granted - 09/05/2008

2008/1828/P - Details of tree protection details pursuant to condition 3 of planning permission dated 23/06/03 (Reg. No. PEX0100663R2) for the erection of 20 houses arranged in terraces of two and three storeys with lower ground levels and a block of 10 flats comprising studio, 2 and 3 bedroom units – Granted - 20/03/2009

2004/1432/P - Submission of details of the junction of proposed vehicular access etc; details of refuse storage and collection, pursuant to conditions 6 & 10 of the appeal decision dated 23/06/03 (Reg. No. PEX0100663R2) – Granted - 28/05/2004

## Relevant policies

### NPPF 2012

### London Plan 2015, consolidated with amendments since 2011

### LDF Core Strategy and development Policies

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

## Assessment

### 1.0 Introduction

**1.1** The original scheme was granted on appeal. The Planning Inspector attached various conditions including one to approve samples of external materials (condition 2) and hard and soft landscaping (condition 3).

Condition 2:

*No development shall take place until samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.*

Condition 3:

*No development shall take place until full details and the layout of all hard and soft landscaping works, including all trees and bushes to be retained and the arrangements for the management of the landscaped areas, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the means of enclosure; the measures to be taken to protect existing trees and bushes during construction; the areas to be used for the storage of materials during construction; the proposed levels and materials to be used for hard surfacing.*

**1.2** In his appeal statement the Inspector noted that ‘the uncompromisingly modern appearance of the development would reflect the colours scale and mixed pattern of the urban fabric within the surrounding very diverse physical environment’ (para 20).

**1.3** The cladding panel proposed at appeal stage was a terracotta cladding panel, which the inspector considered would relate to the brickwork of the Ingestre estate. The upper floors were in similar materials as proposed currently, and these were considered to emphasise the contrasting lightness of the upper floor levels, and the transition between the older housing and the estate, adding to the rich diversity of the area.

**1.4** In 2008 external materials were formally approved under Ref: 2008/1615/P as follows:

Rainscreen Cladding (for private block) – Trespa panel in Deep Blue. This panel has a greyish-blue colour with a variegated appearance with the blue overlying a brown-grey colour.

Render – white DA5 (described as warm light grey but actually appearing as off white)

Roof cladding – Kalzip (aluminium) in weathered copper finish

External metal work for balustrades, railings and stairs – Powder coated metal in a dark brown-grey colour (M4L 0012 7022). The colour picks up the brown tones in the Trespa panel.

Flat roof covering – Sarnafil in M4L 0521 7040 (mid grey)

Joinery (windows and doors) – hard wood (from an FSC certified source?) with a dark walnut stain

Brick (for the separate housing block – Ibstock Calderstone Claret red brick with grey tones.

**1.5** The current applications seek to amend the following changes from the details previously approved and listed above:

**2015/25859/P**

Rainscreen Cladding (for private block) – Trespa panel in Deep Blue to Natural Chalkstone

Flat roof covering – Sarnafil in M4L 0521 7040 (mid grey) to Fatra single ply membrane Colour RAL 7040

Joinery (windows and doors) – hard wood with a dark walnut stain to Powder Coated aluminium Colour RAL 7012

**2015/2920/P**

**1.6** IB Stock Calderstone Claret red to Hampstead Yellow Terca Wienerberger

**2015/3618/P**

**1.7** Seeks to part re-discharge the previously approved details with a variation to the as approved hard and soft landscaping.

**1.8** Previously approved details of hard standing include Tegula block paving for turning areas, housing entrances and internal pathways. What is proposed is now as follows:

Pathways - York stone paving with dark basalt kerb edging.

Entrance areas to houses – light grey granite paving around the property entrances with black basalt paving borders. These are interspersed with stainless steel planters and timber benches.

Turning area and entrance of the development – Tumbled granite cobble paving with black basalt borders and solid course edging which will then lead into the existing mixed granite setts on Little Green Street.

**1.9** Previously approved soft landscaping details included a row of Acer campestre “Streetwise”, trees along College Lane which are retained, as is the hedge along the boundary between the site and College Lane in line with the previously approved details.

**1.10** These details only relate to communal soft landscaping and hard surfaces around the common parts of the site and not the private gardens or tree protection measures outlined in the condition. Therefore, these other elements are all remaining as previously approved in 2008; ref: 2008/1828/P.

**2.0 Design - 2015/25859/P**

**2.1** The Council has no objection to any of the currently proposed materials listed in point 1.4 and proposed alternatives where suggested in point 1.5 above. It is considered that the materials are sufficiently high quality and would conserve and enhance the character and appearance of the street scene and the surrounding area.

**2.2** In response to objections, the condition does not ask for sample panels to be erected on site and therefore one has not been provided. Furthermore, it is not clear how sample panels on site



would mitigate concerns relating to overshadowing and close overlooking raised by objectors. These specific issues are not being considered in this application and the development in principle was approved on appeal in 2003. That said; the proposed colour palette now proposed is being lightened from the previously approved details and therefore any concern over darker materials used may be partially addressed with the proposed colour palette.

### **2015/2920/P**

**2.3** This application seeks to partially re-discharge condition 2 with specific regard to the building material details for the social housing blocks. The Council has no objection to changing brick colour from IB Stock Calderstone Claret red to Hampstead Yellow Terca Wienerberger.

**2.4** The proposed new Hampstead Yellow brick is considered to be acceptable in both its texture and colour and reflects the local palette equally well as the previously approved claret red.

**2.5** A point raised in neighbours comments regarding the fact that the social housing block has already been built, however, as discussed above, the proposal is equally acceptable and therefore, despite this, the brick is considered acceptable and does not harm the proposed adjacent Conservation Area.

### **2015/3618/P**

**2.5** This application seeks to partially re-discharge condition 3 for the hard and soft landscaping previously approved under ref: 2008/1828/P.

**2.6** The Council's Arboriculture officer comments as follows on the hard and soft landscaping details being considered:

*The proposed changes to the soft landscaping are generally considered to be acceptable. The species proposed are suitable for the site and will enhance the biodiversity of the site.*

**2.7** The rest of the hard and soft landscaping is therefore taken as being as previously discharged in 2008.

**2.8** The comments made by neighbours in terms of overlooking the ground and basement flat windows by other occupiers within the mixed block are noted. However, the design for this element of the scheme has been approved and is not being altered as part of the current proposal.

**2.9** The refuse collection arrangements were approved on 28/05/2004 by application reference 2004/1432/P. They are still shown on the proposed drawings submitted with the hard and soft landscaping. These arrangements are still workable and sufficient for purpose and are not being considered by this application.

**2.10** A further comment has been made regarding a low wall built in unapproved brick. Officers consider the wall objectors refer to to be a temporary wall relating to the temporary marketing suite. This will be removed in order to enable the scheme to be built out. As the wall is less than 2 metres in height and does not front a highway it does not require planning permission.

### **3.0 Recommendation**

**3.1** – 2015/25859/P – Discharge details

**3.2** – 2015/2920/P – Discharge details

**3.3** – 2015/3618/P – Discharge details

**DISCLAIMER**

***Decision route to be decided by nominated members on Monday 22nd February 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Simon Rutter  
Proctor Watts Cole Rutter  
Grosvenor House  
Bleke Street  
Shaftesbury  
Dorset  
SP7 8AW

Application Ref: **2015/2559/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

18 February 2016

**DRAFT**

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Railway Club**  
**College Lane**  
**London**  
**NW5 1BJ**

**DECISION**

#### Proposal:

Details required by Condition 2 (Samples of cladding, fenestration and roofing to market housing) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)

Drawing Nos: SK01A Rev A, SK02A Rev A, SK03A Rev A (all submitted 6/5/2015), Trespa Cleaning and Maintenance sheet, x4 CGI images of the development with the proposed wall and roof covering and window materials

The Council has considered your application and decided to approve details.

#### Informative(s):

- 1 You are advised that all conditions relating to planning permission granted on  
Director of Culture & Environment





23/06/2003 Ref: PEX0100663R2 which need details to be submitted, have been approved.

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**

Mr Simon Rutter  
Proctor Watts Cole Rutter  
Grosvenor House  
Bleke Street  
Shaftesbury  
Dorset  
SP7 8AW

Application Ref: **2015/2920/P**  
Please ask for: **Gideon Whittingham**  
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18 February 2016

**DRAFT**

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Railway Club**  
**College Lane**  
**London**  
**NW5 1BJ**

**DECISION**

#### **Proposal:**

Details required by Condition 2 (Samples of external wall cladding to Studio Block - affordable housing) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)

Drawing Nos: Site location plan CL - 101A, photograph of as built studio block submitted 18/02/2016

The Council has considered your application and decided to approve details.

#### **Informative(s):**

- 1 You are advised that all conditions relating to planning permission granted on 23/06/2003 Ref: PEX0100663R2 which need details to be submitted, have been approved.

Director of Culture & Environment



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.

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Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**



Mr Simon Rutter  
Proctor Watts Cole Rutter  
Grosvenor House  
Bleke Street  
Shaftesbury  
Dorset  
SP7 8AW

Application Ref: **2015/3618/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

18 February 2016

**DRAFT**

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Railway Club  
College Lane  
London  
NW5 1BJ**

**DECISION**

#### Proposal:

Details required by Condition 3 (hard and soft landscaping) of planning permission Ref. PEX0100663 & APP/X5210/A/02/1097183 dated 23/06/2003 (the erection of 20 terraced houses and a block of 10 flats.)

Drawing Nos: M243 - 201 - Rev P1, M243 - 202 - Rev P2; x4 CGI images showing layout or hard and soft landscaping

The Council has considered your application and decided to approve details.

#### Informative(s):

- 1 You are advised that all conditions relating to planning permission granted on 23/06/2003 Ref: PEX0100663R2 which need details to be submitted, have been approved.

Director of Culture & Environment



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:

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Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**