

Address:	Vacant site adjacent to no 11 Crogsland Road London NW1 8HF		1
Application Number:	2015/0921/P	Officer: Charles Thuaire	
Ward:	Haverstock		
Date Received:	12/02/2015		
Proposal: Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre (Class D1) on the ground floor and 38 extra-care residential flats (Class C3) on the upper floors, plus roof terraces, communal gardens and minibus parking.			
Background Papers, Supporting Documents and Drawing Numbers Existing- AA4796- 2030, 2031; Proposed- AA4796- 2000D, 2005B, 2006E, 2007E, 2010C, 2013, 2020D, 2021, 2023, 2024, 2040B, 2041A, 2042B; Design and Access Statement, revised 13.3.15 (by PRP), Affordable Housing Statement (by CBRE), Air Quality Assessment (by Ramboll), Contamination Report (by PBA), Construction Management Plan (by EC Harris), Daylight & Sunlight Assessment and associated appendices (by GVA), Energy Statement (by URS), Ecological Report (by Greengage), Flood Risk Assessment (by Peter Brett Associates), Noise Impact Assessment (by Ramboll), Planning Statement (by CBRE), Statement of Community Involvement (by CBRE), Sustainability Statement (by URS), Transport Statement (by Peter Brett Associates), Arboricultural Report, revised 13.5.15 (by Greengage), UXO Report (by Zetica); letter from CBRE dated 10.4.15 (regarding responses to comments), note from CBRE dated 23.4.15 (clarification of tree proposals); letter from GVA dated 5.5.15 (daylight queries); technical note from PBA dated 20.4.15 (regarding transport comments)			
RECOMMENDATION SUMMARY: a) grant permission subject to shadow S106 legal agreement; b) that the applicant's request for the creation of an 'affordable housing credit' on the future redevelopment of the existing Charlie Ratchford Centre site in Belmont Street be accepted.			
Applicant:		Agent:	
Miss Nerissa Shepherd LB Camden		CBRE Henrietta House Henrietta Place London W1G 0NB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace GIA
Existing		<i>Vacant site (D1 school)</i>	<i>0m²</i>
Proposed		<i>D1 Non-Residential Institution C3 Dwelling House</i>	<i>849m² 3599m²</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Proposed	<i>Flat</i>	32	6							

OFFICERS' REPORT

This application is being reported to the Committee as it entails a Major development of more than 10 new dwellings (Clause 3i).

1. SITE

- 1.1 The site is a Council-owned one, located on the west side of Crogsland Road to the south of nos.1-11. It is a cleared vacant site and was originally a bomb site after the war and previously occupied by terraced housing as part of the adjoining terrace. It then became part of the redevelopment site for Haverstock Hill school behind, with residential uses originally planned on this part. It is currently partly used for temporary carparking by the school, enclosed by metal fencing, and has a copse of medium sized trees on its southern end plus a significant magnolia tree on the middle street frontage.
- 1.2 Haverstock School playground and sports pitches lie behind the site to its west; the pitches are flood-lit and used by both school and outside teams for football matches etc until 10pm. Abutting the site to the north is a 19thC. terrace of houses, 4 storeys high plus mansard and converted into flats. To the south on both sides of the road near Chalk Farm Road are 2-4 storey commercial properties. Directly opposite the site is Camden's Charlie Ratchford centre, a purpose-built one storey high Class D1 day care centre for the elderly, which has its entrance on Belmont Street. To its north are 4 storey blocks of flats arranged in a staggered pattern as part of the extensive postwar Denton housing estate.
- 1.3 The townscape is very varied in terms of age, style and forms of buildings. The site is not in a conservation area nor adjoins listed buildings. However the terrace of nos.1-11 Crogsland Rd has been recently locally listed since January 2015. Locally listed buildings are defined as buildings that have architectural, historical, townscape or social significance and are valued by the local community.

2. THE PROPOSAL

Original

- 2.1 Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre (Class D1) on the ground floor and 38 extra-care residential flats (Class C3) on the upper floors, plus roof terraces, communal gardens and minibus parking.

Revision

- 2.2 Amended design and form of top storey, set back from front and north side; associated reduction of size of end 2 bed flat to create 1 bed flat; revised landscape and tree retention plan; additional cycle parking.

3. RELEVANT HISTORY

- 3.1 28.11.02- outline permission granted for redevelopment of the Haverstock School site for a new 1250 place secondary school and residential development on Crogsland Rd site- not implemented.

4. CONSULTATIONS

Adjoining Occupiers

	Original
<i>Number of Letters Sent</i>	74
<i>Number of responses Received</i>	13
<i>Number in Support</i>	00
<i>Number of Objections</i>	12

- 4.1 Neighbours object (1,3,5,9,11 Crogsland Rd; Hardington, Belmont St; Headcorn, Malden Rd; 141 Prince of Wales Rd) –
- bulk/height of new block out of scale with neighbours; 6 storeys too high and should be level with adjoining terrace, whereas other recent developments in Chalk Farm Rd were limited to 5 storeys; other tall buildings should not set a precedent; southern block out of scale and inappropriate for modest housing scheme; no recognition of fact that adjoining terrace is of local historical interest; size is based on what is financially viable and not what is appropriate for intended residents; reduced height with reduced number of flats will provide better care for residents;
 - proposed redevelopment of existing day centre will turn road into sunless windswept canyon; despite assurances given by planners at pre-application meeting, cannot guarantee that redevelopment of existing day centre opposite will be set back to prevent this canyon effect; permission for this application will set a precedent for height and layout of new developments on other side;
 - loss of light and privacy to nos.1-11 Crogsland Rd; height is above legally required 25 degree daylight angle; inadequate assessment on amenities and values of flats at 1-11; overlooking from side stairwell windows which should be obscure glazed;
 - increased traffic in quiet side street, parking congestion, air pollution, road safety with nearby school entrance; increased noise from visitors and deliveries;
 - inadequate minibus servicing- need easy parking to allow minibuses to go in and out easily; existing centre is serviced by 3 minibuses using 4 dedicated parking spaces throughout the day, while proposal has only 1 space which has to be reversed into- this will lead to minibuses waiting on road and performing 30 reversing manoeuvres next to school entrance;
 - overcrowding in area in conjunction with other existing/planned developments, impact on local facilities and pavements;
 - noise and light pollution from sports pitches behind used until 10pm which will give intolerable living conditions for future elderly occupants who want peace and quiet, as well as for users of day centre; need triple glazing; unsuitable to have elderly/infirm residents on 6th floor;
 - loss of open space and greenery; need more greenery;

- reduced space for existing day centre- no re-provision of existing facilities for elderly; perception that they will be only available for residents of building, not neighbourhood;
- rubbish store inappropriate next to no.11; compensation needed; noise from plant room next to no.11 unless controlled by condition;
- demolition of recently refurbished centre ignores its embodied energy or energy in transporting demolition waste
- need master plan for area taking account of nearby developments;
- no real consultation with local residents before application; pre-app exhibition was a polished PR exercise.

4.2 Comment- query whether there would be risk to structural stability of adjoining Victorian properties by foundation works, construction vibration impact, etc.

4.3 Thames Water- no objection but recommends advice by informative.

5. POLICIES

Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

5.1 LDF Core Strategy and Development Policies

- CS1 - Distribution of growth
- CS4 - Areas of more limited change
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS10 - Supporting community facilities
- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving open spaces & biodiversity
- CS16 - Improving Camden's health and well-being
- CS17 - Making Camden a safer place
- CS18 - Dealing with waste
- CS19 - Delivering and monitoring the Core Strategy

- DP2 - Making full use of Camden's capacity for housing
- DP3 - Contributions to supply of affordable housing
- DP5 - Housing size mix
- DP6 - Lifetime homes and wheelchair homes
- DP7 - Sheltered housing and care homes for older people
- DP15 - Community and leisure uses
- DP16 - Transport implications of development
- DP17 - Walking, cycling and public transport
- DP18 - Parking standards and the availability of car parking
- DP19 - Managing the impact of parking
- DP20 - Movement of goods and materials

DP21 - Development connecting to highway network
DP22 - Sustainable design and construction
DP23 - Water
DP24 - Securing high quality design
DP26 - Managing impact of development on occupiers and neighbours
DP28 - Noise and vibration
DP29 - Improving access
DP31 - Provision of and improvements to public open space
DP32 - Air quality

Supplementary Planning Policies

5.2 Camden Planning Guidance

Other policies

5.3 National Planning Policy Framework (27.3.12) The London Plan (March 2015 consolidated with alterations since 2011)

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- landuse issues including affordable housing;
- bulk, height and design of new building;
- landscape;
- sustainability;
- impact on neighbour amenities;
- impact on transport and parking conditions.

Background

6.2 The proposal is part of the Council's long-term strategy for Homes for Older People (HOPS) to support independent living, which has already provided two new care homes (at Wellesley Road and Maitland Park Road) and more extra-care housing at the latter site. The proposals for redeveloping Charlie Ratchford Centre and providing new extra-care residential facilities have been developed in line with the Council's Housing & Adult Social Care strategic requirements. The site will be retained by the Council as landowner. Extra-care housing is being developed as an alternative to residential care homes and allows for residents to remain independent in their own homes but, unlike sheltered housing, provides 24hr onsite care; the intensity of such care services will change over time depending on the individual, especially given that many residents here may be suffering from dementia.

6.3 The intention is that the existing Centre will be relocated onto the application site, and then its Belmont St site sold off for redevelopment for private housing. A development partner will be responsible for constructing the current scheme and the extra-care element will be funded by the sale of the existing site.

Proposal

- 6.4 The scheme includes 2 separate elements- a day centre on ground floor and residential flats above. The new day centre comprises a communal foyer for all uses, lounge, cafe/restaurant, activity room, therapy room, staff facilities and plant. There will be 2 external communal courtyard gardens on the west and south sides and the restaurant will have an external terrace on the street frontage. Plant room, cycle/buggy and refuse stores are on the northern side with access adjoining no.11 Crogsland Rd. The main entrance to the block is at the southern end and adjoins an area for visitor cycle parking and a minibus/drop-off bay parallel with the street.
- 6.5 The 1st-5th floors will contain a series of self-contained flats arranged in 2 elements- the south-facing end block has 2 bedroom flats and the main street-facing block has 1 bedroom flats with, in the revised plan, a 2 bed flat on the 5th floor at its northern end. In addition there is a guest bedroom on the 1st floor. Between the 2 elements in the glazed link is a communal lobby/lounge area. Each flat has a 'winter garden', ie. an external roof terrace partly enclosed within the built envelope and by full height openable glazed doors: the end block has south facing terraces and the 1 bed flats have street (east) facing terraces, although those at 5th floor level are completely external. These flats are accessed at the rear (west) side by a partly enclosed external deck access walkway. Service cores are provided at the northern and southern ends. The revised mix of flats is 32 x 1 bed 2person, 6 x 2 bed 4person. The residents will have access to the communal lounge, café and courtyard gardens on the ground floor.

Landuse

- 6.6 Policy CS4 identifies this location as an 'area of more limited change'. This states that the Council would expect major development in these areas to respect the character of its surroundings, conserves heritage and other important features and provides environmental improvements. It goes onto state that developments should: improve walking route and other links; contribute towards regeneration; and provide open space and other community facilities. As a development that provides for extra care accommodation as part of an identified infrastructure project (see below), these proposals broadly accord with the aims of CS4.
- 6.7 The new replacement day care centre within Class D1 complies with policies CS10 and DP15 relating to retention of community facilities and is to be welcomed. The new centre will be more efficient in layout, facilities and energy. It is smaller than the existing centre; however this is justified as the Council strategy is to reduce the number and size of such day centres for elderly due to an overall 40% decline in their usage.
- 6.8 Policy CS6 provides the Council's overall approach to housing within the borough. Housing for older people is specifically referenced in the supporting text at 6.42-6.43, which acknowledges that there will be a

change in the way care accommodation is provided within the borough. It is also important to note that Charlie Ratchford Centre is identified within the Key Infrastructure Projects and Programmes that will support Camden's development over the period of the Core Strategy. This is outlined in Appendix 1 (item 23) of the Core Strategy and states that the Council expects the redevelopment of this site for a replacement day centre and new extra care housing.

- 6.9 Policy DP7 on 'Sheltered housing and care homes for older people' provides the detailed policy approach to housing such as the one subject of this application. It states that the Council will support the development of sheltered housing and care homes for older people provided that the development- would be suitable for the intended occupiers in terms of standard of facilities; will be accessible to public transport; and contributes to creating a mixed and inclusive community. The proposal here meets these criteria.

Affordable housing

- 6.10 Policy DP3 requires all residential developments of 10 or more dwellings to contribute to affordable housing- para 3.2 states that this requirement also applies to self-contained sheltered housing for older people, as well as to housing with shared facilities that could be lawfully occupied as self-contained dwellings. In this case, the flats are defined as Class C3. However, as with the previous Maitland Park scheme (see para 6.2), it is not intended that any of the flats would be available for market sale or rent: all flats will be retained by the Council as affordable housing; such 100% provision exceeds the requirements of DP3 for contributions. Nevertheless, as before, it would be necessary to ensure that the self-contained accommodation remains as affordable housing, which will be controlled by condition or S106 clause as appropriate.
- 6.11 As explained above, this site is linked to the site of the existing day care centre in Belmont St and it is proposed to link the two for the purposes of affordable housing provision across both sites. The development partner will develop the Belmont St site in order to cross-subsidise the re-provision of the daycare centre and to fund the new extra-care flats. Policy DP3 states that where sites are adjacent and related, the appropriate affordable housing contribution should be comprehensively assessed for all the sites together and that the Council will seek to use legal agreements to ensure that all parts or phases make an appropriate affordable housing contribution. In this case, both sites will be linked together for the purposes of affordable housing provision to meet the policy requirements across the two sites. Scheme viability and level of floorspace to be provided on the future development of the Belmont Street site will establish any affordable housing to be provided beyond that (38 units) already provided on the Crogsland Road site. These 'affordable housing credits' for any future development of the Belmont St site will be advised by a condition and/or S106 clause.
- 6.12 As the development involves 100% affordable residential floorspace, exceeding the policy DP3 requirement on this site, the applicant seeks the surplus housing floorspace offered to be considered as an

'affordable housing credit' on the forthcoming residential redevelopment on the site opposite. This new approach has been adopted elsewhere with private developers in Camden. The use of 'credits' is endorsed within the revised London Plan policy 4.3 for Central London sites and revised CPG2, which contains guidance that would support the 'credits' approach for appropriate sites in Central London.

- 6.13 Affordable housing credits may be created when affordable housing is provided on a site that not required by policy. The Council may then use its discretion to allow the developer to 'bank' the surplus affordable housing floorspace as 'credits' that can be accepted against the policy requirement for affordable housing on a future 'application site' owned by the same developer and within close proximity to the 'delivery site'. This approach is positive in that it can help the Council with early delivery of much needed affordable housing when the market is poor, and help the developer to bring forward market housing when the market improves. The key safeguards would include the credits being formally recorded as part of the Committee resolution (see conclusion below).
- 6.14 In this case the proposed affordable housing is almost 3600sqm GIA which is all surplus provision for this development of a Class D1 community facility. On the basis of CPG2, the developer of the existing Charlie Ratchford Centre site opposite would 'bank' all this housing floorspace as 'credits' to offset affordable housing requirements there. It would allow the developer to provide a matching amount of market housing, and if the floorspace of the future proposed market housing is greater than the currently proposed floorspace of affordable extra care housing, that additional housing would be liable to the 50% affordable housing requirement in DP3.

Residential standards

- 6.15 The flats are all wheelchair accessible and lifetime homes compliant. They exceed minimum space standards for 1 and 2 bedroom units and all are adequately lit and orientated, with habitable rooms facing south or east onto a private roof terrace. The housing mix, with very few high priority 2 bedroom units and no family sized units, is considered appropriate as it is specifically designed for the intended occupiers and policy DP5 makes an exception for homes exclusively for older people.
- 6.16 The rear access walkway has 1.8m high glazed screens to act as safety measures for the residents who may suffer from dementia. However they will have the added benefit of providing some acoustic screening against any noise nuisance caused by the sports pitches behind. It is noted that the flats have been deliberately designed to have habitable rooms facing east to the street and only kitchen windows facing west; in addition a noise impact assessment recommends that appropriate insulation measures are adopted to the windows and walls as well as mechanical ventilation to mitigate against noise from the pitches. Thus it is considered that the flats should not be harmed by noise or light pollution or overlooking from the sports pitches and school behind.

- 6.17 The scheme therefore is considered acceptable and welcomed in providing priority uses in terms of adequate replacement community facilities and additional housing for older people in accordance with policy.

Urban design

- 6.18 To the west and south of the site are open spaces to the rear of Haverstock School. The 1960's Denton Estate and existing Charlie Ratchford Centre that lie to the east across Crogsland Road are set back from the street in landscaped grounds and are inward-looking. Therefore the locally listed terraced houses immediately to the north of the site are the most sensitive element of the site's setting and have been given greatest consideration in developing the proposed scheme.
- 6.19 As described earlier, the massing of the proposed building is broken into 2 elements, the majority of accommodation in a five storey block with set-back sixth floor and its termination by a six storey 'focal point' element at the southern end of the site. A predominantly glazed entrance and circulation space links the two parts of the building. This linking space acts as a 'hinge' allowing a shift in orientation of the building to follow the curving site boundary at the bend in Crogsland Road.
- 6.20 A key driver of the design of the proposed building is its relationship with the locally listed 19th century terraced townhouses at 1-11 Crogsland Road which have a semi-basement floor and mansard roof with dormer windows. The proposed building steps up in height with distance from its neighbour: the front edge of the 5th storey is somewhat higher than the top of the mansard of the adjoining terrace and the 6th floor is set back behind it and a storey higher than the adjoining roofline; the end block appears as a full height 6 storey block. As revised, the further setbacks of the top floor adjacent to the 4.5 storey terrace reduces the actual and perceived height of the façade and helps to bring the overall massing into scale with its neighbour as seen in long views.
- 6.21 The apartments in the proposed building are arranged one row deep. This has the advantage of providing dual aspect units and means that the upper floors of the proposed building are of similar depth to the neighbouring terrace. The apartments are vertically stacked on 1st-4th floors allowing for the repetition of vertically grouped window elements. The effect of this is to give the façade a similar scale and rhythm to that of the terraced townhouses. This aspect of the design displays a sensitivity to the relationship between the proposed building and listed terrace and is followed through in the detailed design.
- 6.22 Materials and detailing have been used to link key datum points on the façade of the terrace and proposed building so that they display an architectural hierarchy that corresponds to one another:
- the facing material of the ground and first floor is a reconstituted stone cladding similar in colour and appearance to the cream painted stucco finish of the terraced housing;

- the horizontal stone banding that separates first and second floors roughly corresponds in height to the banding between raised ground and first floor level on the terraced houses;
- the second and third floors of the proposed building are faced in a light buff brick of similar appearance to the yellow stock brick of the first and second floors of the townhouses;
- in the proposed building a further horizontal stone band between third and fourth floor relates to the parapet line of the terraced houses;
- the fourth floor has a stone coping that is deeper than the banding to the lower floors. It provides a stronger termination to the fourth floor, helping the set-back fifth floor, now faced in aluminium cladding, to read more clearly as a subsidiary element of the building.

- 6.23 The oblique views from various points on Crogsland Road indicate that, through linking the architectural expression of the locally listed terrace and proposed building, the effect is to enhance the appreciation of the terrace rather than to diminish its townscape contribution.
- 6.24 In common with a typical Victorian terrace, the proposed building is a linear block with a building line set back a short distance from the footway so providing a clear delineation of the public and private realm and a strong and positive relationship with the street. With distance from the terraced townhouses to the north, the building line steps back to allow for the retention of a mature magnolia tree on the site boundary and to provide an outdoor terrace to the ground floor café/restaurant overlooking the street. This is to the benefit of the street environment of Crogsland Road, providing a softer 'green' edge to the development and also an 'active edge'.
- 6.25 The ground floor footprint is more expansive than the upper floors. Space at ground level is at a premium in order to provide accommodation for the day care facilities, cafe and other operational requirements of the building. Nonetheless a large south-facing communal garden is provided adjoining the existing copse of trees as well as 2 other terraces to the east and the west of the café. The provision of a variety of outdoor spaces is important for the amenity of both residents and visitors to the building. This contrasts with the grounds of the existing Charlie Ratchford Resource Centre, much of which have limited value in terms of amenity and their contribution to the street environment.
- 6.26 A high standard of private amenity is also provided to residents on 1st-4th floors by the inclusion of terraces which have full height openable glazed partitions so that these recessed areas can function either as balconies or winter gardens. The railings enclosing these are bronze coloured to match the aluminium panels featuring elsewhere on the building. In combination with the predominant facing materials of reconstituted stone and brick, this is considered to be a high specification palette of materials.

Revisions

- 6.27 Following criticisms made by neighbours and concerns expressed by officers at the impact of the new building on the adjoining terrace at nos.1-11 which has been recently locally listed, the applicants have agreed to modify the top storey and its northern end in terms of bulk and detailed design so that it appears less prominent in views along the street. The top storey has been reduced in height by lowering the front parapet and removing the screen around the PV panels (which was considered no longer necessary as the PV's will be flat) and has been reclad in bronze metal cladding rather than brick. The balustrade around the front 5th floor roof terrace is also set back so as to be not visible. This reduces the overall height and bulk of the development. The use of a lighter material with different sized panelling is also more in keeping with the materials on the adjacent terrace and reduces the perceived visual bulk of the building.
- 6.28 The top floor is also set back from the northern flank wall by about 2.5m and set back from the front facade by 700mm. This further reduces the visual impact of the building by stepping its profile at this sensitive junction and creating a more respectful relationship with the neighbouring terrace.
- 6.29 In combination, these proposed amendments have resulted in a proposal which has a reduced visual impact on the streetscene. The top floor now appears as a more articulated subordinate feature which relates to the architectural setbacks on lower floors and respects the lower height and different roof form of the adjoining terrace. Moreover the setbacks ensure that it is now only marginally visible at this northern end in long views north and south along the road.
- 6.30 Overall the bulk, height and design is considered appropriate in the context of the variety of building heights, types and designs in this road. The new development of this long-established vacant site repairs the fractured streetscape and reintroduces a sympathetic urban form and defined edge to this street. It is considered that the revised scheme has an appropriate visual impact on the adjoining locally listed terrace and does not harm its architectural, historical and townscape heritage value.

Landscape/trees

- 6.31 The existing site has a grove of trees, comprising mainly birches and other small species, at its southern end adjoining another grove on the school entrance site. Also there are 2 mature trees, magnolia and lime, prominently situated in the centre of the site on its road frontage. The landscape and tree removal plans have been amended to clarify the proposals and minimise the impact on these trees. It is now proposed to remove 3 birches and a dense shrubby group of mixed species at the southern end and a lime tree on the street boundary.
- 6.32 The removal of trees and shrubs at the southern end is required to facilitate not only the full extent of the new building but moreover the

creation of a south-facing sunlit courtyard garden for the benefit of both residents and visitors. This benefit of an important external amenity space is considered to outweigh the individual contribution of the trees to be lost. The lime tree at the front is removed to enable new access off the street and give more light and space for the retained magnolia next to it. The tree officer is satisfied that the new building will not harm the root protection zone of the retained magnolia, subject to details by condition.

- 6.33 However in compensation for the loss of 4 mature trees, it is proposed to plant 10 semi-mature trees, 4 in the communal garden and 5 in a row alongside the magnolia. This new planting will enhance the streetscape. The landscape strategy, with 3 new gardens, ground cover, clumps and rows of trees, new hedges and railings, is considered acceptable and appropriate and will enhance the visual appearance and biodiversity of the site and area. Green roofs will be provided on all flat roof margins around the PV panels. The ecological report recommends various measures, such as wildlife planting and bird/bat boxes, to enhance the biodiversity of the site. Details will be secured by condition.

Sustainability

- 6.34 The building will achieve energy reduction by means of thermal efficiency, air source heat pumps and PV panels. A 209sqm array of PV panels covering almost the whole roof is proposed; as they are flat, these will not be visible behind the parapet when viewed from the street. The predicted CO2 emission reduction is 32% (30% of which is achieved by renewable facilities), which is somewhat short of the London Plan target of 35%, due to constraints by the site and building. Accordingly a carbon offset payment of £5400 would be sought. The scheme will also be future-proofed to allow connection with a decentralised district heating network.
- 6.35 A BREEAM assessment has been submitted which shows that the scheme can achieve an 'Excellent' 70% target in addition to the minimum targets for energy, water and materials. This should be secured through a post-construction review.
- 6.36 The Flood Risk assessment estimates that surface runoff will be decreased as the amount of hard surfacing on the site is reduced compared to the existing impermeable surfaces for the carparking. The proposal will incorporate Sustainable Urban Drainage Systems (SUDs) including green roofs, attenuation measures and permeable surfaces to the landscaped areas. Details will be required by condition.

Neighbour amenity

- 6.37 A daylight and sunlight report has assessed the impact of the development on neighbouring properties. It shows that nos 9 and 11 Crogsland Rd would receive adequate levels of daylight and sunlight according to the British Research Establishment (BRE) recommendations (in their guide Site Layout Planning for Daylight and Sunlight 2011). Although there is one south-facing window in the rear

wing of no.11 which faces the site and experiences a significant reduction in daylight, this is compensated by the fact that it is a secondary window serving a room with another window facing west and overall the room receives adequate daylight.

- 6.38 The block of flats at Denton opposite generally receive adequate levels of daylight and sunlight with some exceptions. The windows at ground floor experience significant reductions; however they have very poor existing levels of light due to the overhanging projections above them so that the reductions in daylight appear unusually large. In accordance with BRE recommendations, it is considered that the scale of impact would be acceptable if the analysis removes the effect of these self-imposed obstructions. The southern wing of this block also has significant reductions in light to its upper floor windows. However these serve a hall and small galley kitchen which are considered to be non-habitable rooms so that this impact is acceptable. In any case the block is unusually close to the road and thus abnormally affected by any development opposite, whereas most properties would normally be setback behind a front garden.
- 6.39 The boundary between the site and 11 Crogsland Rd has a 2m high garden wall and a blank flank wall with no windows. There would be no loss of light or outlook from the proposed projecting plant room at ground floor. The upper floors are significantly set back so that there is no impact on outlook to neighbours. Although there is one window facing south, as explained above, this is a secondary one to a rear wing room which receives adequate outlook from its west-facing window. The upper floor corridor windows facing no.11 will only overlook its garden and this rear wing side window and it is proposed to impose a condition requiring these windows to be obscure glazed at all levels.
- 6.40 Plant, including the air source heat pumps, will be contained in an area at roof level set back from the front edge and in a ground floor plant room at the northern end. It is anticipated that they are capable of meeting the Council's noise standards and maintaining residential amenity and a condition will be imposed to ensure this.

Transport

- 6.41 The site is in an accessible area with a good PTAL rating and a CPZ which suffers significant parking stress. The transport statement shows that there will be a modest increase in trips throughout the day including minibus servicing and the scheme will be car-free with no onsite parking. Overall the proposal would have a fairly negligible impact on the surrounding transport network.

Parking

- 6.42 Although there was some concern that residents with registered disabilities could obtain Blue Badge parking permits which would allow cars to be parked in resident parking bays and pay & display bays on the public highway, there is no evidence to suggest how many residents would be likely to be eligible to obtain such permits. The transport

statement includes the results of a parking survey which suggests that there is plenty of spare capacity in the local area. In addition, given the nature of the intended residents who will be nominated by HASC on the basis of them requiring high levels of care need, it is highly unlikely that they will have the capability of driving a car. The housing will be secured car-free by condition/S106 clause.

- 6.43 A dedicated store room is proposed at ground floor level next to the refuse store to accommodate cycles and mobility scooters. Revised plans now show the store to include parking for 4 scooters and 8 cycles for residents and staff, plus additional parking for visitors by means of 2 stands for 4 cycles on the front forecourt next to the entrance. A lower standard of provision here, compared to the normal CPG7 requirement for C3 housing, is considered acceptable on the basis that residents in the carehome would be highly unlikely to be able to ride a bike on account of age, disability and infirmity and that this dispensation is recognised by the CPG. Details will be secured by condition.

CMP

- 6.44 A draft Construction Management Plan (CMP) has been submitted which provides some useful information which suggests that the proposed works could be constructed without being overly detrimental to the safe and efficient operation of the highway network in the local area. It is proposed that a full detailed CMP is secured by condition/S106 clause. It should include the following key elements-
- construction vehicle movements would need to be scheduled to avoid peak periods including the school run in the morning and afternoon during term time;
 - evidence of consultation on a draft CMP with the local community, including details to describe how any problems and issues would be addressed;
 - a Construction Working Group involving representatives of the local community would need to be set up prior to any works commencing on site;
 - details to describe how the cumulative impacts of various developments being constructed concurrently would be mitigated.

Servicing

- 6.45 The transport statement suggests that deliveries and servicing activity would be facilitated from single yellow lines directly adjacent to the north-eastern corner of the site. Residents parking bays are currently provided at this location. Deliveries and servicing activity would need to take place directly from Crogsland Road, because an on-site loading bay has not been incorporated within the scheme's design. The proposal would require a new section of single yellow line to be provided on this north-eastern corner which would require the removal of 3 resident parking spaces. The swept path diagrams provided within the transport statement suggest that it would be possible to relocate these residents parking bays further south on Crogsland Road. Thus the proposal could be accommodated without any loss of resident parking spaces. The proposal for highway parking control alterations would

necessitate a separate Traffic Management Order (TMO) and associated separate public consultation exercise. A financial contribution of £2,523 to cover the Council's costs associated with the proposal would need to be secured by condition/S106 clause.

- 6.46 There would be an on-site loading bay for one minibus adjacent to the main entrance to the property and parallel to the highway. This element would require a new vehicular crossover. The transport statement includes swept path diagrams which indicate that minibuses would be able to enter and exit the site in a forward gear. This is welcomed as it will minimise road safety problems in the vicinity of the new vehicular crossover. The transport statement suggests that the proposed scheme would generate a significant reduction in mini-bus trips when compared against the existing Charlie Ratchford centre, which has capacity for 2 or 3 minibuses to be in attendance at any one time; this is due to the reduced size of the replacement day centre and the overall 40% reduction in demand for such services and facilities. This reduction in traffic would be welcomed. However any more than 1 minibus being in attendance at any one time would lead to traffic problems in the general vicinity of the site. The applicant has proposed a management strategy be employed to ensure that two vehicles would not attend the site at the same time and a staggered approach would be followed. It is recommended that a delivery and servicing management plan be secured by condition/S106 clause.

Contributions

- 6.47 The redevelopment has the potential to damage the adjoining highway and footways. A financial contribution for highway works would therefore need to be secured by condition/S106. The highway works required are summarised as follows:
- a) Removal of existing vehicular crossover;
 - b) Construction of new vehicular crossover;
 - c) Repaving of footway directly adjacent to the property;
 - d) Repaving of carriageway directly adjacent to the property (if necessary);
 - e) Amendments to existing traffic management orders (relocation of residents parking bays to facilitate servicing proposals);
 - f) Enhancement of traffic calming features on Crogsland Road.
- 6.48 The Council has been investigating ways of encouraging walking, cycling and public transport as the primary modes of transport for trips to and from the site. This can be done by making improvements to walking and cycling routes in the local area (eg. between the site and the nearest public transport interchanges or local amenities). A number of improvements have been identified which would improve the pedestrian experience on routes to the site. These include:
- a) Legible London signage in the local area;
 - b) Bus stop improvements in the local area;
 - c) Road safety improvements in the local area (eg. improved pedestrian crossing facilities, traffic calming measures and junction improvements at Chalk Farm Road, Haverstock Hill, and Adelaide Road);
 - d) Quietway cycle route improvements in the local area;

e) Enhancements to pedestrian routes in the local area (eg. the footpath between Belmont Street and Crogsland Road).

- 6.49 A financial contribution of £75,000 is suggested for such Pedestrian, Cycling, Environmental and Public Realm Improvements, which would be secured by condition/S106 clause.

Other issues

- 6.50 A contaminated land report has been submitted which shows that there are elevated concentrations of lead in the made ground and it recommends that remediation measures are undertaken to the proposed landscaped areas to prevent any contamination. Environmental health officers are satisfied with these measures which can be secured by condition.
- 6.51 A Sitesafe Unexploded Ordnance (UXO) desk study has been undertaken of the site as it was an old bombsite. It has identified that a WWII high explosive bomb fell on the western part of the site with the possibility of an unexploded bomb remaining there and thus the site is considered to have a moderate UXO hazard level. It is considered prudent to advise future developers by informative of the need to take appropriate precautionary measures.
- 6.52 The refuse store is located at the northern end. It is considered acceptable and adequate in size and location.
- 6.53 The Council's Economic Development team seeks to secure the following in order to maximise the opportunities to local residents and businesses afforded by the development:
- a) The applicant is required to work to a target of 20% local recruitment.
 - b) The applicant advertises all construction vacancies and work placement opportunities exclusively with the Kings Cross Construction Skills Centre for a period of 1 week before marketing more widely.
 - c) The applicant provides a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Kings Cross Construction Skills Centre.
 - d) If the build costs of the scheme exceed 3 million, the applicant recruits 1 construction apprentice per £3million of build costs and pays the Council a support fee of £1,500 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's Kings Cross Construction Skills Centre.
 - e) If the value of the scheme exceeds £1million, the applicant also signs up to the Camden Local Procurement Code, as per section 8.19 of CPG8.
 - f) The applicant provides a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

7. CONCLUSION

- 7.1 The relocation of an existing Class D1 day centre and provision of new Class C3 extra-care housing for the elderly is acceptable and welcomed in accordance with policy priorities. The provision of 100% affordable housing on this site will act as a land use credit for a forthcoming private housing development on the existing Charlie Ratchford centre site opposite.
- 7.2 The new building with a revised roof form is considered appropriate in terms of bulk, height and facade design; it will enhance the streetscape and respect the setting of the adjoining locally listed terrace of buildings. The new building will not harm neighbour amenity in terms of outlook, light, privacy or noise. The impact of the scheme in transport, servicing and parking terms is acceptable subject to appropriate contributions to highway works.

Recommendation 1-

- 7.3 Planning permission is recommended to conditions. A final condition will be added to explain that in the event of the Council disposing of its interest in the land prior to implementation and/or occupation of the scheme, certain conditions become heads of terms in a new S106 legal agreement.
- 7.4 The 'shadow' S106 heads of terms will include the following-
- a) affordable housing use of extra-care flats;
 - b) 'affordable housing credits' to be given for any future redevelopment of existing Charlie Ratchford Centre site in Belmont Street;
 - c) car-free housing;
 - d) highway repair works, including level plans (cost estimate awaited);
 - e) highway/CPZ alterations including costs of TMO (£2523);
 - f) public realm improvements contribution (£75,000);
 - g) Construction Management Plan;
 - h) Service Management Plan;
 - i) post-construction sustainability review and renewable energy facilities;
 - j) carbon offset payment of £5400
 - k) local employment/procurement.

Recommendation 2-

- 7.5 It is also recommended that the applicant's request for the creation of an 'affordable housing credit' be agreed, based on the current proposed housing floorspace of 3600sqm GIA, subject to the following:
- 7.6
- i) the credit relates to all the affordable housing proposed by current application 2015/0921/P;
 - ii) the credit has a value of 3600sqm (measured as gross internal area of affordable residential floorspace excluding communal areas);
 - iii) the credit may only be used for an application for redevelopment of the existing Charlie Ratchford day centre site in Belmont Street for market housing purposes;
 - iv) the credit may only be used if proposed market housing at the existing CR site exceeds affordable extra-care housing at the current application site so that the 50% target under LDF policy DP3 will apply

to the additional market housing;
v) the credit may only be used for a period of 10 years from the date of the issue of planning permission reference 2015/0921/P;
vi) that the agreement to the creation of an 'affordable housing credit' shall not place any obligation on the Council in terms of its decision-making in relation to any future application or site.

7.7 LEGAL COMMENTS

7.8 Members are referred to the note from the Legal Division at the start of the Agenda

CONDITIONS

- 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including elevations and sections of all windows, external doors and gates, ventilation grilles, cladding, balustrades and railings;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the building shall not commence until the internal corridor windows at all levels facing north are obscure glazed and fixed shut. The windows shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until full details of hard and soft landscaping, including biodiversity enhancements, and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. 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 development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and 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.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 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.

- 8 Prior to the commencement of any works on site, details demonstrating how trees

to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

- 9 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 trees on or adjoining the site, shall be submitted to and approved in writing by 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 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.

- 10 Before the use commences, sound insulation shall be provided for the new building in accordance with the recommendations of the Noise Impact Assessment hereby approved. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the occupiers and users of the flats in accordance with the requirements of policy CS5 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.

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Details of the roof plant, ventilation extract ducts etc. and any associated acoustic screening shall be submitted to and approved in writing by the local planning

authority before the relevant part of the work is begun

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 At least 28 days before development commences, the remediation measures as outlined in the Contamination Report hereby approved shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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 DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Before the development is occupied the minibus service bay within the site shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the development commences, details of secure and covered cycle storage area for 8 cycles, plus additional cycle stands for 4 visitors, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently 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.

- 16 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to first occupation of the development, a plan showing details of bird and bat boxes and hedgehog and bee houses, their locations, types and indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority. The features shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 18 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to the first occupation of the building, a plan (showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 20 The development hereby permitted shall be carried out in accordance with the following approved plans- Proposed- AA4796- 2000D, 2005B, 2006E, 2007E, 2010C, 2013, 2020D, 2021, 2023, 2024, 2040B, 2041A, 2042B; Design and Access Statement, revised 13.3.15 (by PRP), Affordable Housing Statement (by CBRE), Air Quality Assessment (by Ramboll), Contamination Report (by PBA), Construction Management Plan (by EC Harris), Daylight & Sunlight

Assessment and associated appendices (by GVA), Energy Statement (by URS), Ecological Report (by Greengage), Flood Risk Assessment (by Peter Brett Associates), Noise Impact Assessment (by Ramboll), Planning Statement (by CBRE), Statement of Community Involvement (by CBRE), Sustainability Statement (by URS), Transport Statement (by Peter Brett Associates), Arboricultural Report, revised 13.5.15 (by Greengage), UXO Report (by Zetica).

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

21 NEED FOR A LEGAL AGREEMENT

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

ADDITIONAL CONDITIONS TO BE INCLUDED, COVERING S106 HEADS OF TERMS ITEMISED IN PARA 7.4 OF REPORT.