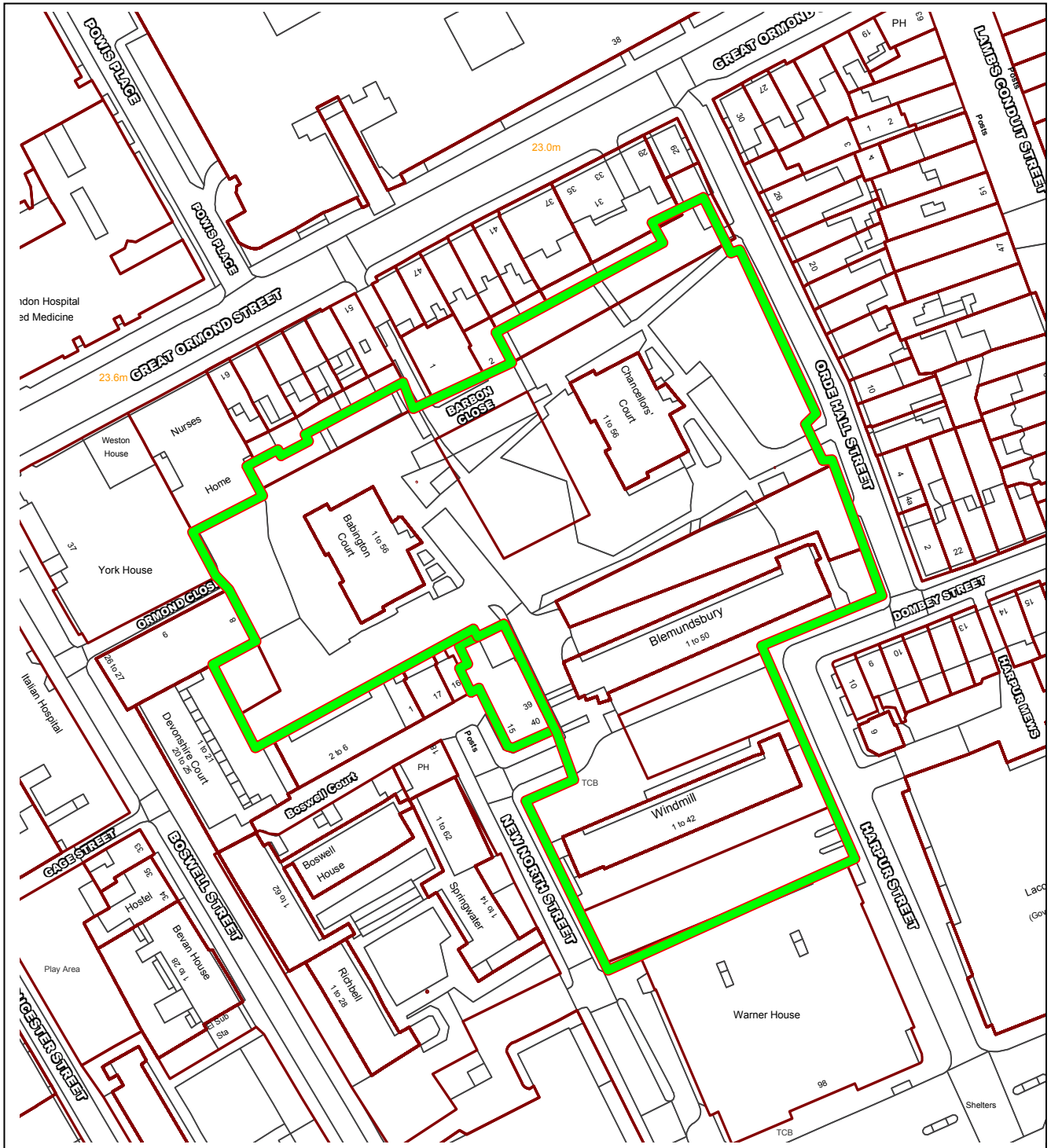


Tybalds Estate 2016/0302/P

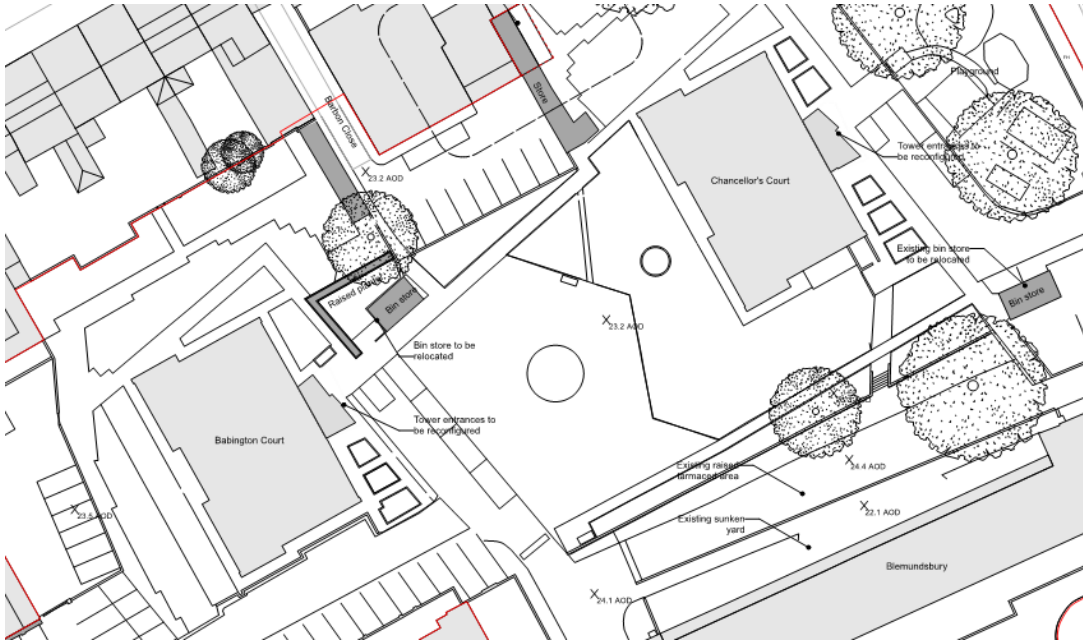


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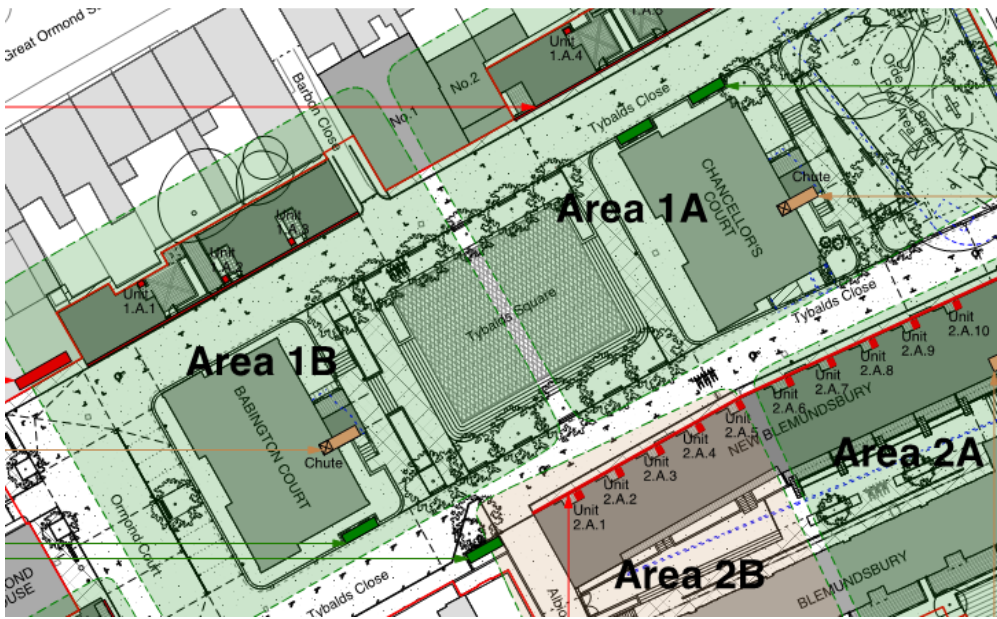
Tybalds Estate

1. Overall estate plan of refuse strategy

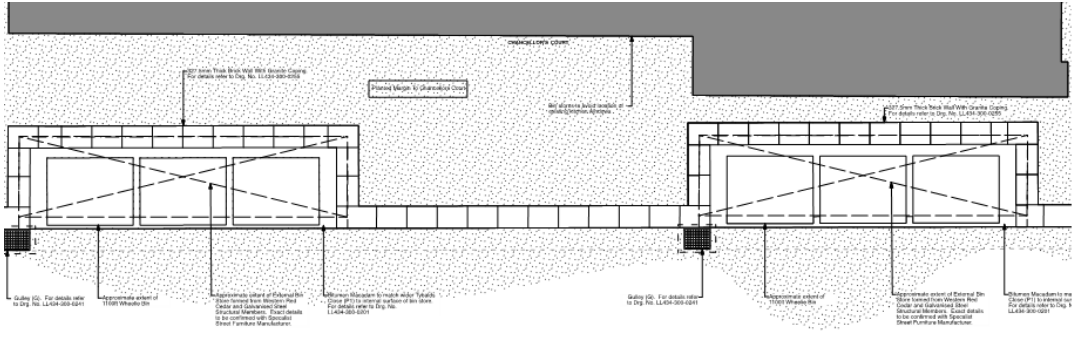




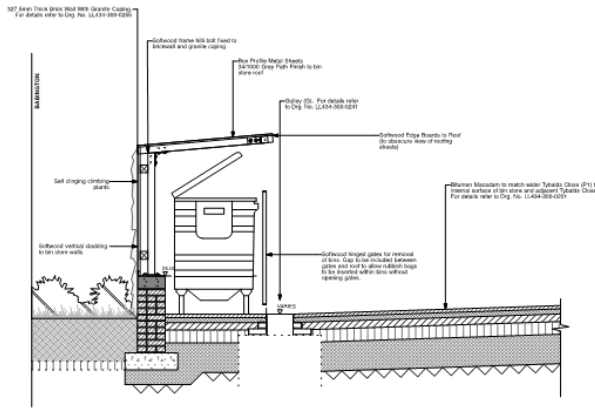
2. Detail plans showing (in grey) existing refuse stores for Babington and Chancellor Courts



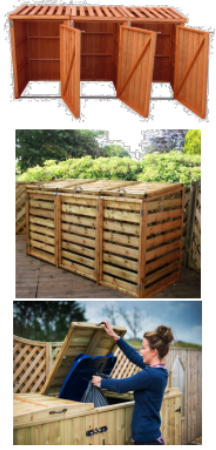
3. Detail plans showing (in green) proposed refuse stores for Babington and Chancellor Courts



Scale: 1/25 @ A1



Typical Section Through Bin Store (Babington Court)
Scale: 1/20 @ A1



Precedent image of Timber Bin Store Integrated With Public Realm
Ref: 1/20 @ A1

4. Detail of bin enclosures for Chancellor Court



5. Flank wall of Babington Court (handed for Chancellor Court)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	25/03/2016
		N/A / attached	Consultation Expiry Date:	-
Officer			Application Number(s)	
Charles Thuaire			2016/0302/P	
Application Address			Drawing Numbers	
Tybalds Estate New North Street London WC1N			See ddn	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details required by condition 8 (waste storage) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.				
Recommendation(s):	Approve details			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	none					
CAAC/Local groups* comments: *Please Specify	<p><u>Tybalds Tenants and Residents Association</u> object-specific aspects of the refuse strategy, notably the recycling stores for Babington and Chancellor- proposed stores for more units are smaller than existing stores; no surrounding fence to new paladins; one recycling store not so easily accessible and does not fit well into landscape; 3 too close to residents' windows, less than 2m away; nuisance to residents- pollution from collection vehicles, increased pedestrian traffic using bins, fumes, loss of light and views, anti-social behaviour behind bins; nowhere to dispose large items, no area for caretaker to securely store large items, thus will encourage dumping of rubbish etc.; flimsy new timber stores will not last long and need frequent repair; existing arrangement works well whereas this new one is a retrograde step.</p> <p><u>Windmill Residents Association</u> object- as above, notably the recycling stores for Babington and Chancellor and the refuse stores for Blemundsbury and Windmill blocks- increase in number of flats but no increase in number of refuse stores; cheap and nasty design of timber stores; inadequate consultation with residents.</p> <p><i><u>Officer comments-</u> The Council's waste team have confirmed that the stores' capacity, size, design and location are all acceptable and meet Camden's standards. The design and location of the external recycling stores are considered acceptable and will not harm neighbour amenity or public safety.</i></p>					

Site Description

Large Council estate south of Great Ormond Street and west of Orde Hall Street. Permission has recently been granted for a major CIP scheme for refurbishing and extending various blocks plus erecting new mews houses, and rearranging the internal open spaces and access roads.

Relevant History

planning permission 2013/1014/P granted on 13/05/2014 for- Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.

Relevant policies

London Borough of Camden LDF Core Strategy and Development Policies 2010

CS14 - Promoting high quality places and conserving our heritage

CS18 - Dealing with waste

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

DP28 - Noise and vibration

Assessment

1.1 The refuse strategy involves improving or replacing existing stores for all the blocks on the estate as well as providing new ones for the new mews houses. Most blocks have communal internal stores and these will be upgraded to reflect the additional units being added where appropriate. The 3 central tower blocks of Babington and Chancellor Courts currently have 2 external bin stores some distance from them. The new scheme proposes to replace these with 4 timber-clad enclosures to accommodate paladins- 1 will be placed on the south side of Babington, 1 on the opposite side of the estate road here, and 2 on the north side of Chancellor; they will be 2m high, positioned away from the windows and set approx 2m away from the flank walls.

1.2 The waste management strategy was created to improve the current refuse provision, replacing the run down, neglected and haphazard current arrangement. It incorporates an off-street 'accessible' drop off and collection area at ground level in-line with upgraded DDA access throughout the site. It is designed so that the distance residents are required to carry waste is reduced, with recycling and waste facilities located next to or in close proximity to each other. As this is a development with 7 or more dwellings, the scheme is deemed a 'large proposal' which requires a refuse management plan. Each refuse area is strategically located across the masterplan to meet the calculative requirements for waste and recycling storage, all of which vary and are appropriately sized to meet the needs of the development. The 3 architects involved on the overall scheme have provided a detailed list of waste calculations which formed the size of the refuse stores.

1.3 The Council's Environmental Services waste team have confirmed that the stores' capacity, size, design and location are all acceptable and meet Camden's Refuse Policy 2013.

1.4 An area for bulk waste storage exists and will remain in the lower ground floor to Springwater block.

1.5 The proposed bin stores alongside Babington and Chancellor blocks are considered appropriate in design and location and will not harm the appearance of the blocks or character of the estate; the timber materials are appropriate and robust enough for this context and are widely used within the construction industry for cladding, decking, fencing etc. They will not be placed directly outside the windows but on either side of them; moreover the nearest windows are probably non-habitable

bathrooms or galley kitchens. Thus there will be no harmful impact on neighbour amenities. The position of them will not necessarily attract anti-social behaviour any more than the existing isolated bin stores and pram sheds could do.

1.6 The details are thus considered acceptable and can be recommended for approval.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Adrian Miles
Avanti Architects
361-373 City Road
London EC1V 1AS

Application Ref: **2016/0302/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 November 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Tybalds Estate
New North Street
London WC1N

DECISION

Proposal:

Details required by condition 8 (waste storage and removal) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.

Drawing Nos: Tybalds refuse strategy 160922- Waste Strategy report dated 29/09/16; Recycling and Refuse capacity schedule 18.7.16; Tybalds binstore Master Schedule 160922; 1211-Z1-131RS, 135RS, 231D, 232D, 233D, 234E, 235D, 236E; 1211-Z3-231E, 340, 340 (markup 160922); LL434-300-0295C; LL434-400-0017A (general refuse strategy); (prefix: A186-A-) Z1(02) 235H, Z1(02) 230I, Z2(02) 230J, Z2(02) 234I (markup 160922), (41) 411A, (41) 413A, (44) 440A; (prefix: 12026-T-) 02-GA-01-01J, 04-GA-01-01J, 5a-GA-01-02M, 5A-EL-200, 5B-GA-01-J, 06-GA-00-02I.

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

Condition(s) and Reason(s):

Executive Director Supporting Communities



Informative(s):

- 1 You are reminded that conditions 6 (privacy measures), 29(b) (contaminated land investigation and remedial measures), 31 (CCTV), 40 (education measures contribution), 43 (highway works contribution), 44 (environmental works contribution) of planning permission ref 2013/1014/P dated 13/05/2014 are outstanding and require details to be submitted and 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

Executive Director Supporting Communities

DECISION