

Delegated Report	Expiry Date:	03/07/2013
	Application Number(s)	2013/2815/P: Conditions 6, 9, 11, 19; 2013/4315/P: Condition 13 (chartered Engineer)
Officer	Application Address	
Gavin Sexton	65 & 67 MAYGROVE ROAD LONDON NW6 2EH	
Proposal(s)		
<p>2013/2815/P: Details pursuant to conditions 6 (hard and soft landscaping), 9 (cycle storage), 11 (green roof) and 19 (sustainable urban drainage) of permission granted on 21st February 2013 (Camden Ref 2012/5934/P) for "Redevelopment of the site to provide 91 residential units in a building comprising basement, ground and four upper storeys, with basement parking and associated hard & soft landscaping following the demolition of office and residential buildings at 65 and 67 Maygrove Road)" (abbreviated).</p> <p>2013/4315/P: Details of Chartered Engineer further to condition 13 of planning permission 2012/5934/P for the redevelopment of the site to provide 91 residential units (12 Affordable & 79 Market tenure, Class C3) in a building comprising basement, ground and four upper storeys with basement parking and associated hard and soft landscaping (following the demolition of office and residential buildings at 65 & 67 Maygrove Road).</p>		
Recommendation(s):	Grant approval of details	
Application Type:	Approval of Details	
Site Description		
<p>The application site comprises properties at 65 and 67 Maygrove Road, located on the north side of the street, adjacent to the pedestrian entrance to Maygrove Peace Park. To the rear of the site the land rises steeply and adjoins the Peace Park to the east and north.</p> <p>The site is located east of Kilburn Town Centre and has good access to shopping, leisure and other facilities. There are good public transport links in close proximity to the site. The site is not located within a Conservation Area nor is the building on the site listed.</p>		
Relevant History		
<p>On 21 February 2013 permission was granted subject to s106 (ref 2012/5934/P) for "Redevelopment of the site to provide 91 residential units (12 affordable and 79 market tenure, Class C3) in a building comprising basement, ground and four upper storeys, with basement parking (access via Maygrove Road) and associated hard & soft landscaping (following the demolition of office and residential buildings at 65 and 67 Maygrove Road). "</p>		
Relevant policies		
<p>LDF Core Strategy and Development Policies CS11 - Promoting sustainable and efficient travel CS13 - Tackling climate change through promoting higher environmental standards CS14 - Promoting high quality places and conserving our heritage CS15 Protecting and improving our parks and open spaces and encouraging biodiversity CS16 - Improving Camden's health and well-being DP17 - Walking, cycling and public transport</p>		

DP22 - Promoting sustainable design and construction

DP23 - Water

DP24 - Securing high quality design

DP32 - Air quality and Camden's Clear Zone

DP27 - Basements and Lightwells

Assessment

Condition 6 states

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The submission shall also include details of:

- a. how the landscaping within the rear amenity space would be designed to minimise the opportunities for overlooking of ground floor flats by passive users of the space;*
- b. the measures taken to green the rear terraces;*
- c. any proposed earthworks including grading, mounding and other changes in ground levels; and*
- d. full details of all boundary treatments, including fencing and other measures to provide screening of the development from the park.*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The applicant has provided details of landscaping across the whole site. The lightwells to the front and side and small areas to the rear would be paved. Planters would be provided within the front lightwells to support evergreen climbers.

Granite would line the primary access routes. The vehicular access point would be finished in resin bound gravel. To the rear a combination of areas of timber decking, loose gravel and paving would be provided.

To the rear the arrangement of areas of soft and hard landscaping and the inclusion of a mix of low shrubs and small trees would ensure that the three ground floor bedroom windows in the affordable element of accommodation would be screened from the general view of users of the rear communal area and would enforce a minimum of 5m distance between users of the space and the nearest windows.

To the rear along the boundary the planting scheme would include a variety of low growing species including native hedge adjacent to the Peace Park. Areas of bamboo planting with the lower areas of terracing will provide a planted screen of the concrete retaining walls for occupants within the development.

The planting proposals for tree replacement outside of the site are outside of the scope of the details provided here.

The southern boundary treatment was revised during the assessment to include low hedge planting along the full extent of the street elevation. Revised drawings demonstrate how the hedge planting would be integrated within the pile capping arrangement to ensure that the street elevation provides a uniform soft margin along its full length and delivers the quality of treatment proposed at the time of the original consent.

Overall the planting proposals are well considered. The proposals consist of a range of species and will provide a good level of planting across the site, providing good visual amenity for future occupants and local residents/users of the park.

Condition 8 states:

Prior to the commencement of any works on site, measures to protect all trees to be retained shall be erected in accordance with the approved Arboricultural Method Statement by Wassall Arb Services. 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.

The application originally sought approval for details of condition 8. However condition 8 does not require details to be submitted for approval as the method statement providing details for tree protection was contained within the approved Arboricultural statement. Therefore condition 8 has been removed from the proposal description.

Condition 9 states:

“Before the development commences, details of secure and covered cycle storage area and means of access for 24 cycles for the affordable housing units shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently retained.”

Details have been provided of 12 Josta two tier stands to provide 24 spaces for affordable units in the basement. The spacing meets Camden guidance. The storage is accessed via the lift in the affordable core which is suitably sized to accommodate bicycles. It is noted that the affordable cycle storage has moved to a basement location previously occupied by plant equipment.

It is noted that the basement layout has been amended from the consented scheme. This has been clarified with a revised basement layout during the course of the assessment. The vehicle lift has been replaced by a ramp. The areas which could be used for informal parking spaces have been minimised. The plant room and water attenuation tank space have been rationalised. Overall the size of the basement has been reduced and rationalised but is unlikely to result in any significant variation of impact from that already approved.

The cycle parking details are acceptable.

Condition 11 states:

Prior to implementation of the development details of the green roof shall be submitted to and approved in writing by the Local Planning Authority. Such submission to include details of :

- a. Species and planting density;*
- b. Substrate including localised mounding, demonstrated in section drawings at a scale of no less than 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof; and*
- c. A programme for a scheme of short and long term maintenance.*

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.

The proposed biodiverse living roof information is considered sufficient to discharge the condition. It allows for peaks and troughs, areas of mulch piles, sand and pebble mounds and will be seeded with a wildflower mix as well as plug planting to give an instant greening effect.

It will provide different habitat types and is considered to comply with our planning policy and guidance. The maintenance regime will also help ensure its long term survival and performance.

Overall the green roof proposals are acceptable.

Condition 13 states

“The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.”

The applicant has submitted a letter from Pringeur James Consulting Engineers stating that they have been engaged to fulfil the terms of the condition. The letter is signed by a chartered engineer with membership of the ICESAICE.

The appointment is acceptable.

Condition 19 (SUDs) states:

Prior to commencement of development details of a sustainable urban drainage system, with a target of achieving greenfield run-off rates, shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .

The original committee report noted *“Thames Water have raised concerns about the impact of surface water discharge from the development on the local sewer network. The extensive use of living roofs and the areas of landscaping to the rear would mean that the scheme would significantly reduce the existing proportion of site area under non-permeable surfacing and would assist in the reduction of site run-off. Furthermore the scheme includes a large basement area designated for a surface water attenuation tank. A condition would be added securing final details of the Sustainable Urban Drainage measures, including calculations, with a target of achieving Greenfield run-off rates, consistent with the Mayor's preferred approach. These measures are considered sufficient to address the Thames Water concerns and policy DP23 and DP27 relating to water and basements. “*

The submission identifies that the development would achieve green field site runoff of 5 l/s using the following approach:

- in ground storm water pumping stations as stated will achieve storage and controlled disposal of storm water to sewer.
- a rainwater harvesting vessel of min 5000ltrs will be installed.
- a biodiverse roof finish is to be installed which will reduce the yearly volume of rw discharged to sewer.

The applicant has clarified that *“The run off figure in our calculation sheet less the attenuated flow from roof areas with a Bauder or similar system, less the pump chamber, equates to a non attenuated volume of water equating to 4881 litres or 40.6l/sec based upon a 2min storm duration. We propose a mix of attenuation blocks and rain water harvesting tank equating to a minimum 5000 litres to deal with this volume of water. The outflow from the site will therefore not exceed 5 litres /sec”*.

The SUDs details are acceptable.

Recommendation: Grant approval of details for conditions 6, 9, 11, 13, 19.