

LONDON BOROUGH OF CAMDEN	
PLANNING	
CONSERVATION AND URBAN DESIGN	
Proposed Development at: 159 161 163 and 165 Camden High Street London NW1 7JY	
Proposal: Details of windows, residential entrance, refuse store entrance and cycle store entrance (part condition 2), external materials (condition 3), method of storage and waste removal (condition 4), renewable energy provision (condition 5), cycle storage (condition 6), security measures on Underhill Passage (condition 8) and biodiversity (condition 9) pursuant to conditions 2 (part), 3, 4, 5, 6, 8, and 9 of the planning permission dated 16/05/06 (2006/0776/P) for demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building, with retail (Class A1) at basement and ground floor levels, and 14 self-contained flats above (Class C3).	Case No: 2008/5898/P
Case Officer: Sharon O Connell	Date: 23/01/09

Conservation Area	Y
Listed Building	
Adjoining Listed Building	
TPO	
Local Design Policy	

OBSERVATIONS:

Condition 9 requires the applicants to provide “measures to improve the biodiversity of the site”. The Planning Officers report states that there are potential biodiversity gains through the incorporation of green or brown roofs and nest space in the building design and planting boxes on the terraced areas.

No details have been provided of nest spaces. Details of these should be included with the current submission.

A list of plant species has been provided for a green roof however no indication has been provided for its location or extent. Details of these along with construction details of the roof and a management plan for the planting should be submitted with the proposals.

No details of terraced planting have been provided. The terraces are private spaces. In some respects any planters on these spaces is incidental to their use. Any biodiversity gains are likely to be limited. It is not considered to be expedient to pursue these details.

**Relevant UDP Policies
N5 Biodiversity**

Negotiate	Y
Approve	
Refuse	

Signed Kevin Fisher

Date 23/01/09

LONDON BOROUGH OF CAMDEN	
PLANNING	
CONSERVATION AND URBAN DESIGN	
Proposed Development at: 159 161 163 and 165 Camden High Street London NW1 7JY	
Proposal: Amendments to planning permission granted 16/05/2006) (2006/0776/P) "for the demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building, with retail (Class A1) at basement and ground floor levels, and 14 self-contained flats above (Class C3)" including amending the approved basement (reduction in size), amendment to the approved side and rear elevation to ensure they are consistent with the approved 3rd floor plan, inclusion at roof level of a lift shaft, vrv units including acoustic screen, solar panels and the raising of each residential storey by 50mm and amendments to the approved design of the front, side and rear elevation. Discharge of conditions elevational details (condition 2), external materials (condition 3), method of storage and waste removal (condition 4), renewable energy (condition 5), cycle storage (condition 6), security measures on Underhill Passage (condition 8), and biodiversity (condition 9) of planning permission 2006/0776/P.	Case No: 2009/3719/P
Case Officer: Gavin Sexton	Date: 04 May 10

Conservation Area	X
Listed Building	
Adjoining Listed Building	
TPO	
Local Design Policy	

OBSERVATIONS:

I have commented on the conditions previously when I raised the issue that the design had changed. Please refer to these previous comments.

The design changes are certainly a backward step in terms of design quality. Corner windows have been lost and pane sizes reduced. Proportions and details have become less convincing.

Of principal concern is the ground floor. This is a High Street. Floor levels have been increased in the residential which has lowered the shop floor height. This has pushed the shop front and its fascia board down below the prevalent level in the street. This must be reinstated. The design has also become clumsier with solid elements introduced in the ground floor façade. We should accept no changes on the ground floor street frontage

The windows should be as before or an alternative quality approach.

Negotiate	X
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Approve	
Refuse	

Reason:

Edward Jarvis

04 May 10

Signed

Date

js 5/5