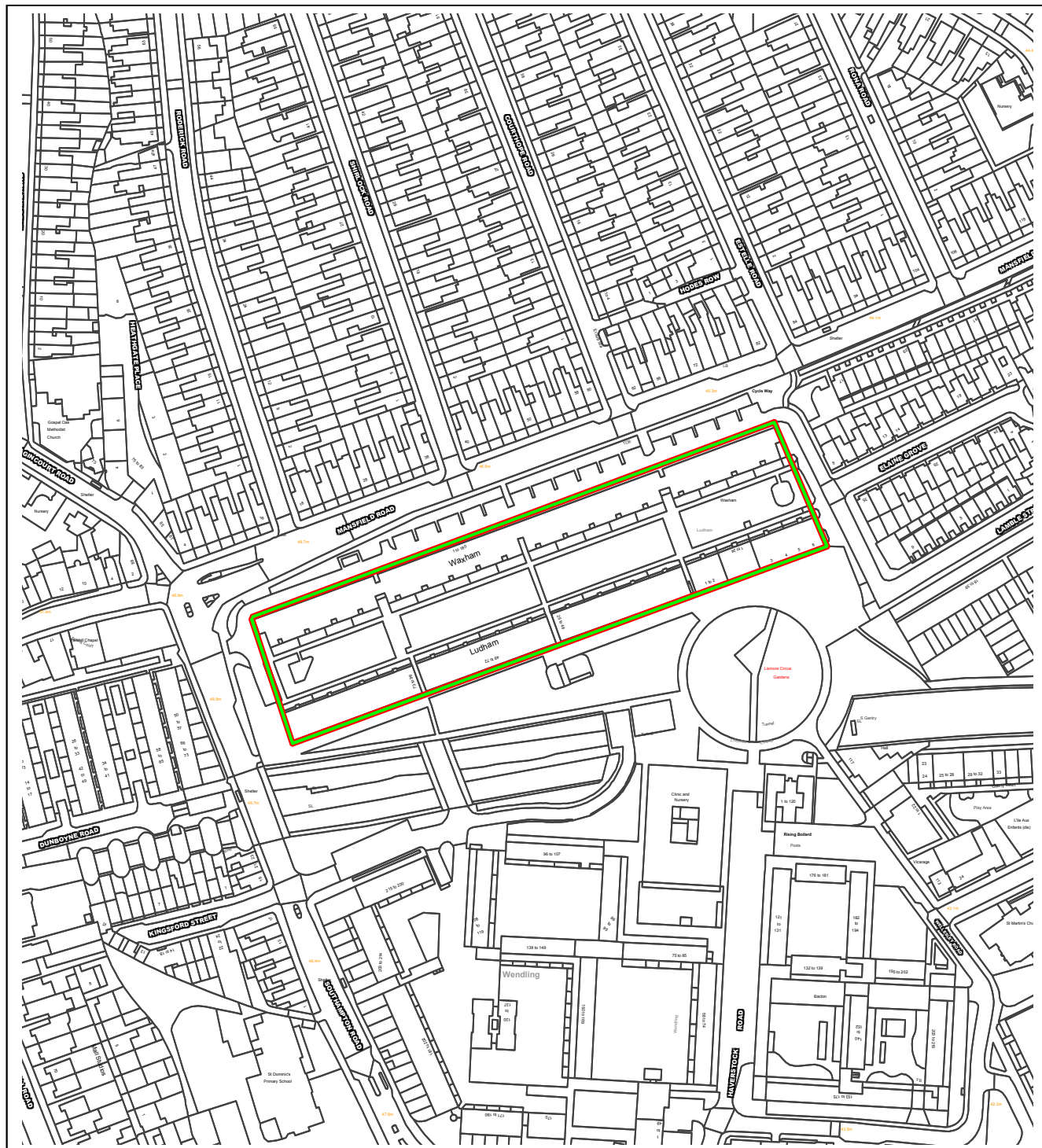


2016/1386/P - Waxham and Ludham Mansfield Road, NW3 2JH



1:2500 scale

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Site photos



1. Waxham prior to development – Mansfield Road elevation



2. Ludham prior to development – courtyard elevation



3. Waxham – following development



4. Ludham – courtyard view following development

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	01/08/2017
		N/A / attached		Consultation Expiry Date:	21/07/2017
Officer			Application Number(s)		
Emily Whittredge			2016/1386/P		
Application Address			Drawing Numbers		
Waxham and Ludham Mansfield Road London NW3 2JH			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of external heating and cold water distribution pipework enclosed by powder coated metal boxing on the north elevations of all 4No. blocks of both 1-96 Ludham and 1-180 Waxham (retrospective).					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p><u>Site notices</u> – 21/06/2017 to 21/07/2017</p> <p>One objection was received from the occupant of <u>Flat 154, Waxham</u>, on the basis of:</p> <ul style="list-style-type: none"> • Works were carried out without planning permission • All residents would have objected • Dissatisfaction with Keepmoat and Better Homes scheme • The Council may have broken the law <p><i>Officer comments:</i></p> <ul style="list-style-type: none"> • <i>Please refer to section 6 of the report that addresses public consultation.</i> • <i>It is not an offence to carry out works without planning permission.</i> 					
CAAC/Local groups comments: *Please Specify	<p>The <u>Mansfield CAAC</u> objected to the development on the basis of:</p> <ul style="list-style-type: none"> • Diagrammatic drawings do not represent the true appearance of the development • Insufficient submission • Lack of pre-application meetings with affected consultation bodies • Object to expenditure of public money without planning permission <p><u>Cllr Leyland (Belsize ward)</u> objected to the proposal on the basis of:</p> <ul style="list-style-type: none"> • Inadequate plans provided and not to a standard that is normally required of non-Council applicants. • Concern that adequate consultation was not carried out • The Council has not allowed the public to view or comment on the proposals, particularly prior to development • Application should not be allowed to slip through because it is easier for the Housing team. <p><i>Officer comments:</i></p> <ul style="list-style-type: none"> • <i>The submitted drawings and supporting information are of a sufficient standard to allow an assessment of the impact of the proposal. The plans and elevations are to scale. The elevations show the positions of the boxing, drawn to scale. Additionally, the supporting document provides existing photographs and technical drawings of the boxing.</i> • <i>Please refer to section 6 of the report for detail on public consultation</i> 					

Site Description

The application relates to two substantial blocks of flats that cover over 230m of the street frontage on Mansfield Road. The building is not listed and not within a conservation area, but adjoins Mansfield Conservation Area on the north side of Mansfield Road.

Relevant History

2005/3228/P - Environmental improvement works including alterations to existing entrance doorway surrounds, improvement of service road crossovers and addition of low walls for the later addition of signage; along the Mansfield Road frontage. – **Granted 28/09/2005**

2005/1200/P - Installation of replacement double glazed, glazed powder coated aluminium windows. Installation of speed ramps and vehicular barriers to access points. – **Granted 24/05/2005**

2003/0694/P - External alterations to the existing residential block of flats, at entrance D, for the purposes of improved security; to include a single storey extension at ground floor level at the rear, and the erection of a lighting column, stainless steel rails, a replacement entrance door and 2 replacement windows at ground floor level, at the front. – **Granted 05/12/2003**

Relevant policies

London Borough of Camden Local Plan 2017

Policy G1 Delivery and location of growth

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy CC3 Water and flooding

Camden Planning Guidance:

CPG1 (Design) 2015

CPG6 (Amenity) 2011

London Plan 2016

National Planning Policy Framework 2012

The Mansfield Conservation Area Statement 2008

1.0 Proposal

- 1.1 The applicant seeks the retention of external heating and cold water distribution pipework, which is fully enclosed by powder coated metal boxing fixed to the outside elevations in horizontal and vertical runs.
- 1.2 The development affects the north elevations of Ludham and Waxham residential blocks. The pipework on Waxham is set out in vertical runs spaced relatively regularly at 12-16m intervals, joined by a horizontal run at ground floor level. The pipework on Ludham creates similar vertical runs of boxing in the same colour on the elevation facing the courtyard.

2.0 Background

- 1.1 The applicant sought consent for the development in 2016, prior to the works being carried out. Insufficient plans and inadequate information about the scale, nature and appearance of the proposed development were provided, and the Council advised that additional information was required to validate the planning application. Due to the lack of detail, the Council was unable to determine if the works would require formal permission, or if they would be of so minor a nature as to be 'de minimus' and not falling within the legal definition of development.
- 1.2 The applicant failed to provide the information and elevation drawings required to validate the application, and carried out the works without formal advice from the Council or planning permission.
- 1.3 The Council was made aware of the development when it was reported to planning enforcement and an investigation was opened. The Council invited the applicant to proceed with a planning application.

3.0 Assessment

- 3.1 The main planning considerations in the assessment of this application are:
 - Design (the impact that the proposal has on the character of the host property and the adjacent conservation area);
 - Amenity (the impact of the proposal on the amenity of adjoining occupiers).

4.0 Design and impact on the adjacent conservation area

- 4.1 The site is located south of the boundary of Mansfield Conservation Area, which bisects Mansfield Road and Fleet Road. The buildings themselves are low-rise modern design in concrete and brick construction, both exceptionally long in scale. Waxham's front elevation features four storeys of white concrete and glazed horizontal bands cantilevered over a brick storey. Ludham is of austere brick construction three storeys high which faces a landscaped courtyard.
- 4.2 Whilst the buildings are of an imposing scale and breadth, the architecture is not of outstanding merit that would be worthy of protection by statutory listing or conservation area designation. The proposal has been considered on the basis of its impact on the design of the host properties and on views from the adjacent conservation area.
- 4.3 The addition of powder coated metal boxing to the front of Waxham introduces a vertical rhythm to the original façade. The boxing has been colour matched to the painted concrete framework of the building, and therefore its form and colour does not appear overly discordant from the white banding of the original design.
- 4.4 The boxing on the elevation of Ludham is in the same white colour as on Waxham, and does not cohere as successfully with the fully-brick host building. While the boxing relates to

the detailed design of Waxham, there is no reference for this form and material on Ludham. The colour is neutral and the form as discrete as possible, but is clearly a new addition to the building's façade.

- 4.5 The Council recognises that the boxing appears somewhat incongruent and utilitarian on the external facades of the buildings. From the information provided by the applicant, it is evident that locating the pipework externally was undertaken as a last resort option in the absence of any realistic alternative.

5.0 Other considerations

- 5.1 The applicant has provided a statement detailing the process undertaken on site by those involved that led to other options being discounted, and the decision being taken to install the pipework externally. The contract design originally included internal risers at the rear of the buildings. Once on site, the contractor undertook drilling of pilot holes, but could not locate any vertical riser positions that could pass through each floor slab without being impeded by live electrical cables and conduits emanating from distribution risers and buried within the concrete floors.
- 5.2 The exploratory work by the contractor determined that there was no aligned strategy to the laying of horizontal power cables within the floors. Further investigative drilling was therefore determined to cause too great a safety risk to the workers.
- 5.3 The possibility of installing new internal risers within the buildings was also considered, but was discounted due to the increased fire risk this would present, and the logistical obstacle of coordinating the occupation of residents during the works.
- 5.4 In the absence of either of these options being acceptable, the installation of the risers externally was the only option found that did not present significant logistical or safety issues. The enclosure of the pipework within metal boxing was chosen to protect the insulated pipes within, to allow accessibility for maintenance and servicing purposes, and to blend visually with the existing buildings.
- 5.5 The Council considered whether there were any alternative additions or alterations to improve the appearance of the pipework. It was concluded that honest nature of the boxing is preferable to attempting unsuccessfully to blend in with the existing brickwork. Due to the number and diameter of pipes within each run, leaving them exposed would appear cluttered and would not offer the insulation and protection as described above.
- 5.6 In determining the retrospective application, the Council has balanced visual impact against the environmental benefits of replacing the outdated and inefficient water system, the logistical obstacles identified, and the wider need for replacement heating systems to be installed within the blocks. The evidence provided by the applicant has also been given great weight in the determination of this application.

6.0 Amenity

- 6.1 The addition of aluminium clad boxing is shallow in depth and does not project from the building far enough to impact the amenity of the occupiers of the building. The additions to the building's façade would cause any detrimental impacts such as loss of light or overbearing appearance. The proposal is therefore acceptable in terms of residential amenity.

7.0 Public consultation

- 7.1 The applicant carried out public consultation with the estate's tenants and leaseholders prior to the development being carried out; however this addressed only the principle of pipework replacement, and did not consider the external placement of pipes or aluminium boxing. The applicant stated that the contract commenced before it became necessary to install the external services, and as a result, further consultation was not possible without

serious detriment to the contract works as a whole.

7.2 Following registration of the planning application, site notices were displayed within and around the site, attached to lamp standards adjacent the footways to the front, sides and rear of the estate. Due to the size of the site, the total number of site notices displayed was 12. The notices were displayed on 21 June, with comments officially accepted until 21st July, although the notices were still in place on 25 July. The consultation period displayed on the notices was amended to extend it for an additional week.

8.0 Retrospective application

8.1 The Council is clear that this is first case of this type identified as retrospective. Since being made aware of this situation, the Planning Department has actively engaged with Housing and subsequently agreed a planning performance agreement with the Housing Repairs and Improvements Team.

8.2 The planning department is in the process of discussing and exploring early options with regard to replacement pipework schemes at other sites to prevent similar situations where works are applied for retrospectively, from occurring in the future. The development that is the subject of this application would not be considered a precedent for similar applications.

9.0 Conclusion

9.1 While the external pipework and associated boxing detracts from the appearance of the host buildings, this impact is considered to be balanced by the need for the development, the practical and technical considerations of the works and the wider benefits to the occupants and the environment.

10.0 Recommendation

10.1 Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st July 2017, 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 John Sandy
Butler & Young Associates
1st Floor 54-62 Station Road East
Oxted
Surrey
RH8 0PG

Application Ref: **2016/1386/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

26 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Waxham and Ludham
Mansfield Road
London
NW3 2JH**

DECISION

Proposal:

Installation of external heating and cold water distribution pipework enclosed by powder coated metal boxing on the north elevations of all 4No. blocks that comprise 1-96 Ludham and 1-180 Waxham (retrospective).

Drawing Nos: Ludham Building Entrance Elevations (Proposed) July 2015, Ludham Building Entrance Elevations (Existing) July 2015, 2499-ELV-001, HH20151355/01 1, 2 & 3, 12486/WAX & LUD/M/001, 12486/WAX & LUD/M/005, Heating Services Pipework Dec 2012 1 & 2, Planning Statement, Pendock Boxing Specification.

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



- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Ludham Building Entrance Elevations (Proposed) July 2015, Ludham Building Entrance Elevations (Existing) July 2015, 2499-ELV-001, HH20151355/01 1, 2 & 3, 12486/WAX & LUD/M/001, 12486/WAX & LUD/M/005, Heating Services Pipework Dec 2012 1 & 2, Planning Statement, Pendock Boxing Specification.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 Regeneration and Planning