

Supplementary Information for Planning Committee

14th March 2019

Agenda Item: 5
Application Numbers: 2018/0645/P
Address: Barrie House, 29 St Edmunds Terrace, London, NW8
7QH

1.0 Cycling parking

1.1 Paragraph 16.9 of the Committee Report shall be replaced with (***additions shown in bold and italics and deleted parts scored out***)

16.9 Originally there was concern that a step-free access route had not been provided to the bike store at lower ground floor level. Revised plans have been received in relation to the cycle storage area at ground floor level to show a step-free route between the ground floor ***accessible cycle storage area*** and the lift that would serve ***the wheelchair dwelling (unit 6)***. ***The lower ground floor cycle store to be provided in Barrie House would be accessed by stairs with a wheel-track.*** The Council's Transport Officer has reviewed the plans and has confirmed that this is satisfactory. A condition securing the cycle parking would be attached to any permission (condition 13).

2.0 Recommendation

2.1 In paragraph 28.1 of the Committee Report shall be replaced with (***additions shown in bold and italics and deleted parts scored out***).

28.1 Grant conditional planning permission subject to a section 106 Legal Agreement covering the following Heads of Terms:

- Retention of the architects through the detailed design phase
- Payment in lieu of affordable housing of £418,912.00
- Construction management plan (including £7,565.00 monitoring fee)
- Community working group established throughout the demolition and construction phase
- Car free development ***with car-capping to restrict on-site parking for existing units in Barrie House***

- Highways contribution of £10,000 for public highway improvements
- Level plans
- Basement construction plan
- Energy efficiency and renewable energy plan including a commit to investigating the technology further as a component of the space heating strategy, with a presumption of incorporating it into the scheme
- Sustainability plan – sustainability measures for the whole development in accordance with approved statement

3.0 Conditions

- 3.1 In paragraph 30 of the Committee Report an additional condition (condition 5) would be replaced with (***additions shown in bold and italics and deleted parts scored out***).

Details and samples of materials

Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) ***Notwithstanding the approved plans***, samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, ***balustrades, aluminium fins, all privacy screens, light-well grills/balustrades***, and brickwork with a full scale sample panel of brickwork, and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

c) A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. 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 D1 of the London Borough of Camden Local Plan 2017.

- 3.2 In paragraph 30 of the Committee Report an additional condition (condition 33) would be replaced with (***additions shown in bold and italics and deleted parts scored out***).

Privacy screens

The 1.8 metre high ~~timber~~ privacy screens (~~as shown on drawing no. P_24 rev C~~) ***to be approved subject to condition 5*** shall be erected on the northern

and southern side elevations at third floor level prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

ENDS