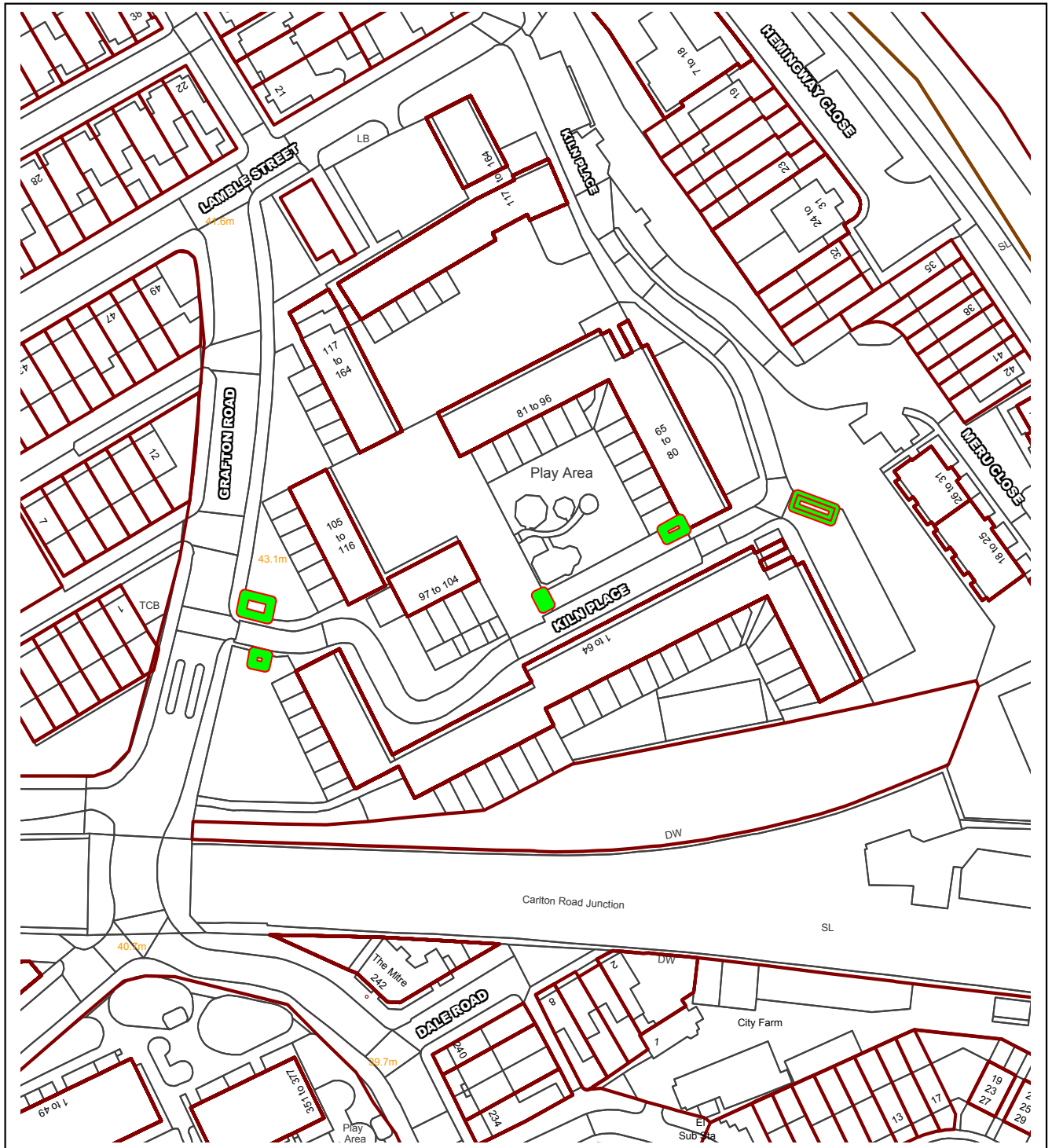


Land at Kiln Place Estate - 2020/0424/P

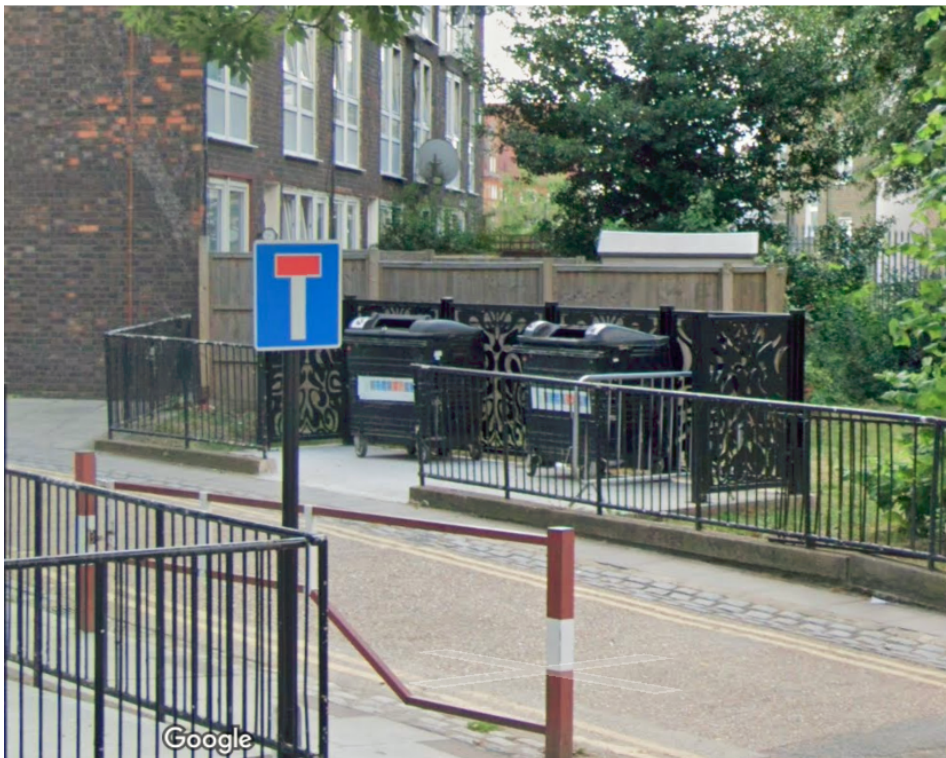


This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

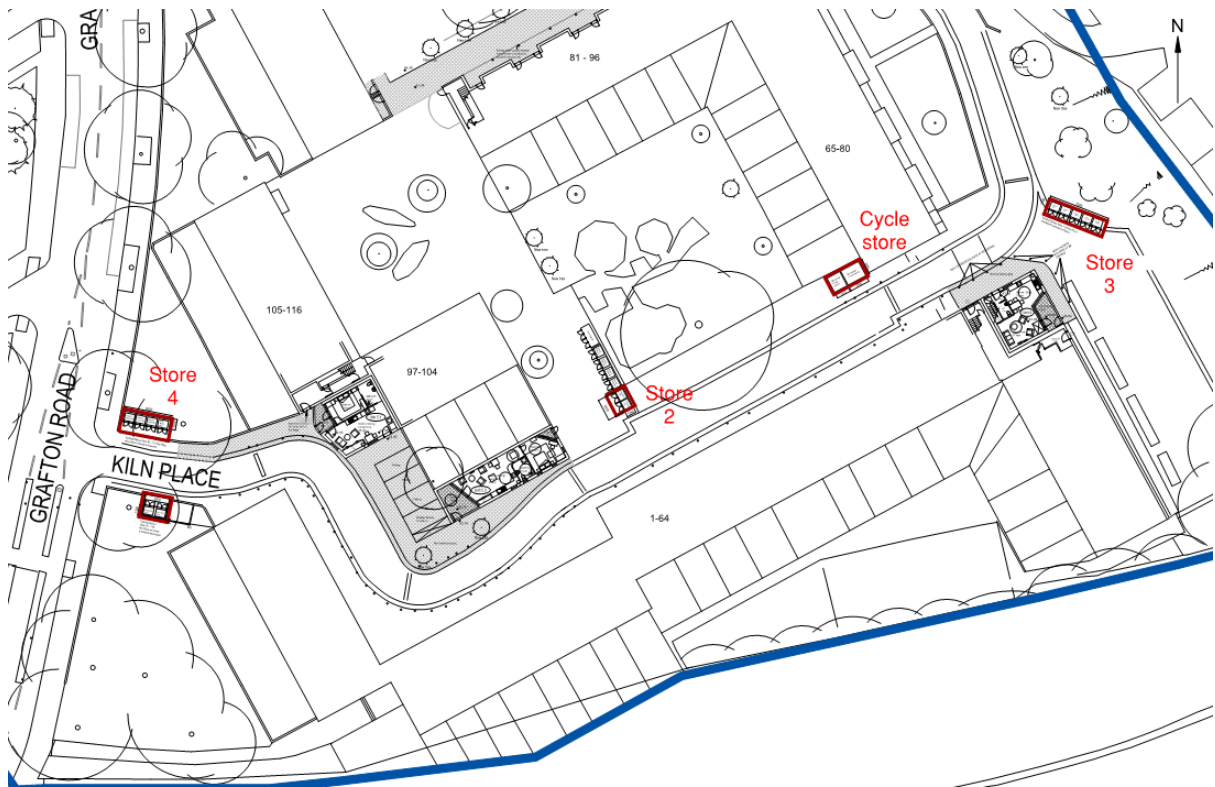
Photos



1. Existing bin store to the north of Kiln Place (site 4)



2. Existing bin store to the south of Kiln Place (site 4)



3. Proposed ground floor plan

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	24/03/2020
		N/A	Consultation Expiry Date:	04/04/2020
Officer			Application Number(s)	
David Peres Da Costa			2020/0424/P	
Application Address			Drawing Numbers	
Land at Kiln Place Estate, comprising land adjacent to junction of Grafton road and Kiln Place, land adjacent to Kiln Place to south of playground, and land between Kiln Place and Meru Close.			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 4 x refuse stores (east of 97-104 Kiln Place; adjacent to Unit 4 Kiln Place; and 2 close to junction between Kiln Place and Grafton Road) and 2 x cycle stores (bike hangers) to the south east of playground, and associated works.				
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	00	No. of objections	00
Summary of consultation responses:	A site notice was displayed from 11/3/20 to 4/4/20. No responses were received from neighbouring occupiers.					
CAAC/Local groups* comments: *Please Specify	<p>Elaine Gove and Oak Village Residents' Association - object</p> <p>This are comments on behalf of Elaine Gove and Oak Village Residents' Association (EGOVRA) which represents everyone who lives in Oak Village, Elaine Grove and Julia Street. Oak Village East and West lie immediately to the north of Kiln Place estate.</p> <p>The waste site near the Grafton Road entrance (site 4) to the estate is an important site to the community as it is extremely visible to users of Grafton Road</p> <p>We welcome the intention to improve the appearance of Site 4. However, as the current bins are frequently over filled with items placed beside them, we strongly oppose the proposal to reduce number of bins. The current capacity is barely sufficient. A reduction in capacity will mean dumping beside the bins to the benefit of no one. Waste storage capacity, the planning obligation for waste arrangements to give full consideration to neighbours, and visual amenity for the neighbourhood should take priority.</p> <p><i>Officer's comment: The proposed waste store at Site 4 would provide 360L additional waste capacity and 260L additional food waste capacity. Overall, the Kiln Place estate weekly waste collection capacity for General Waste and Recycling exceeds the requirements set out in the Council's Technical Waste Planning Guidance 2018. The waste store at Site 4 would be enclosed by a 'Firenze design wrap' screen which would screen the bin area and improve visual amenity.</i></p>					

Site Description

The Kiln Place estate is just north of Kentish Town and was constructed in the 1960's. It covers an area of approximately 1.8ha and currently includes 164 dwellings. The estate is bounded to the north by Lambie Street and Oak Village; to the west by Grafton Road, whilst the eastern boundary is formed by Hemmingway and Meru Close. The Kiln Place estate is a mix of 4 and 5 storey dwellings. The proposed development will comprise the erection of bin and cycle stores at four separate sites on the Kiln Place estate.

The sites are not located in a conservation area nor are they located next to listed buildings.

Relevant History

2014/6697/P: Development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works. Granted Subject to a Section 106 Legal Agreement 31/03/2015

2016/2651/P: Variation of conditions 5 (tree protection), 6 (detailed drawings / samples), 9 (cycle store), 13 (landscaping), 17 (sustainability assessment) 18 (SMP), 23 (local employment), 24 (local procurement), and 26 (level plans) of planning permission 2014/6697/P dated 31/05/2015, (for Development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area and other associated works) namely to change the trigger for conditions 5, 9, 13, 17, 18, 23, 24 and 26 to allow for site clearance, preparation and the earlier completion of playground and improvements to the entrances of 81-96 Kiln Place; and to omit unnecessary detail for condition 6. Granted Subject to a Section 106 Legal Agreement 10/03/2017

2017/4471/P: Variation of condition 2 (approved drawings) and condition 18 (service management plan) of planning permission 2014/6697/P dated 31/03/2015 (as amended by 2016/2651/P dated 10/03/2017) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground) namely omission of archway between Unit 2.2 and Unit 3.1, changes to internal layout of Unit 2.1 and Unit 3.1 to create larger units, lowering of roof lines, alteration to communal entrance to existing 97-116 Kiln Place, reconfiguration of bin stores and additional front entrance walls to 117 and 118 Kiln Place; and alteration to trigger of condition 18. Granted Subject to a Section 106 Legal Agreement 04/06/2018

2019/4473/P: Variation of condition 2 (approved plans) of planning permission 2014/6697/P dated 31/03/2015 (as amended by 2016/2651/P dated 10/03/2017 and 2017/4471/P dated 04/06/2018) for (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground) namely alterations to refuse store location and new refuse stores, unit 6 to be wheelchair unit (rather than unit 5.1) and conversion of existing garage to wheelchair parking space, alteration to parking bays at site 5, relocation of cycle store to corner of Kiln Place and Lambie Street, minor alteration to design of amenity areas, omission of front gardens to 81-96 Kiln Place, reconfiguration of road between site 1 and 2, erection of bollards, changes to landscaping including relocation of trees, omission of brown and green roofs; and additional condition to secure refuse strategy. This application is still being assessed and the decision is pending.

2017/3806/P: Details of tree protection, cycle store and hard and soft landscaping required by conditions 5, 9 and 13 of planning permission 2014/6697/P dated 31/03/15 (as amended by 2016/2651/P) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated

works). This application is still being assessed and the decision is pending.

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Intend to Publish London Plan 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy CC5 Waste

Policy T1 Prioritising walking, cycling and public transport

Camden Planning Guidance

CPG Design (March 2019)

CPG Transport (March 2019)

Environment Service technical guidance for recycling and waste

Assessment

1. Proposal

1.1. The application seeks permission for four refuse store and two cycle stores at four sites within the Kiln Place Estate.

- Refuse store 2 (site to the west of the playground and to the east of 97-104 Kiln Place) - 2 x 1280L Recycling bins in MetroSTOR bin enclosure
- Refuse store 3 (opposite Unit 4 Kiln Place) - 3 x 1280L General Waste and 2 x 1280L Recycling bins in MetroSTOR bin enclosure
- Refuse store 4 (site close to the junction of Kiln Place and Grafton Road) - 3 x 1280L General Waste, 2 x 1280L Recycling bins and 1 500L Food Waste in MetroSTOR bin enclosure with 'Firenze design wrap' screen
- Cycle store (to the south east of playground) - Bikehanger – with capacity for 6 cycles; and Mini Bikehanger – with capacity for 4 cycles

2. Assessment

2.1. A waste strategy for Kiln Place has been submitted. The waste strategy involves an analysis of all units on the estate including both existing flats (1-164 Kiln Place) and the new flats and houses (15 in total) provided as part of the development approved 31/3/15 (ref: 2014/6697/P). It is noted that general waste and mixed/dry recycling is collected from storage locations twice weekly. The new waste strategy requires some changes to the existing bin stores.

2.2. Design

2.3. The previous refuse strategy for the Kiln Place Estate, approved under the extant permission (2014/6697/P), included the provision of a refuse store adjacent to the new Unit 3. However, the subsequent discovery of shallow UKPN services prevented the installation of a refuse store in this location. Therefore two additional recycling bins would be located adjacent to an existing linear bin store (refuse store 2).

2.4. The previous refuse strategy for Kiln Place, approved under 2014/6697/P, included a linear hardstanding to allow the storage of up to 5 waste collection bins. To improve visual amenity and security, it is now proposed to install a bin enclosure on this hardstanding

(refuse store 3). This linear store will contain 3 x 1280L General Waste and 2 x 1280L Recycling bins, servicing the properties at 1-64 Kiln Place and Unit 4.

2.5. There are two existing bin storage sites located close to the junction between Grafton Road and Kiln Place (refuse store 4). Historically, these sites comprised part of the grass areas, segregated from the highway by metal railings. On each side of the road, sections of the metal railings were removed, and concrete plinths installed, each large enough to allow up to four waste collection bins. Some screening was also erected to the sides and rear of these areas of hardstanding in the interest of visual amenity. It is now proposed to remove the existing screening and install two linear refuse store enclosures on these existing areas of hardstanding. The store to the north of Kiln Place would have 4 bins (3 x 1280L General Waste and 1 500L Food Waste) with 2 bins to the south (2 x 1280L Recycling bins). Both bin stores would be visually screened with a 'Firenze design wrap'. This is a 1.5m high galvanized steel panel with a graphic wrap finish.

2.6. The bin storage areas are easily accessible for the dwellings they serve and residents do not have to travel more than 30m from their front door. The waste strategy and proposed bin stores have been reviewed by Environmental Services and they are considered acceptable. The bin housings are designed by Metrostor are considered an acceptable solution given the Council's technical waste guidance. Urban design have reviewed the bin stores and consider them acceptable.

2.7. Transport

2.8. It is proposed to install two cycle stores in an area of existing hardstanding, located immediately to the south east of the playground. The bikehanger and mini bike hanger would provide capacity for 10 cycles. These cycle stores would provide part of the cycling parking provision required for the 15 flats approved under 2014/6697/P. Residential Unit 2.2, 3.1, 4 and Unit 5.3 would be within 50m of cycle stores proposed by this application, with Unit 5.1 within 60m. The cycle parking has been reviewed by transport and would comply with CPG Transport. The cycle store would be secured by condition.

2.9. Amenity

2.10. The proposed bin stores would not harm neighbouring amenity or the appearance of the estate as they would replace existing bin stores or would be adjacent to an existing bin store.

2.11. Trees

2.12. No trees are proposed for removal in order to facilitate development. The arboricultural method statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained will be adequately protected in line with BS5837:2012. A tree protection condition would be included on the decision.

2.13. Conclusion

2.14. Grant planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th April 2020, 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'.

Application ref: 2020/0424/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 22 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Land at Kiln Place Estate

**comprising land adjacent to junction of Grafton road and Kiln Place
land adjacent to Kiln Place to south of playground
and land between Kiln Place and Meru Close.**

Proposal:

Installation of 4 x refuse stores (east of 97-104 Kiln Place; adjacent to Unit 4 Kiln Place; and 2 close to junction between Kiln Place and Grafton Road) and 2 x cycle stores (bikehangers) to the south east of playground, and associated works.

Drawing Nos: Bikehanger product brochure; metroSTOR PBM Bin Storage Units (660L-1280L Waste & Recycling Bins) product specification; Mini Bikehanger product details; 57193-: 11 rev 0; 12 rev 0; 13 rev 0; 14 rev 0; Waste Strategy Kiln Place - November 2019 including appendices; Kiln Place refuse strategy Rev J 19 12 19; metroSTOR PBE Bin Screen System; Arboricultural Method Statement prepared by Tree Aware UK dated 3rd of December 2019; Arboriculture Impact Assessment prepared by Tree Aware UK dated 03/12/2019; 116_P_00X FP Rev B; 116_P_01P FP Rev B; 116_P_01X FP Rev A; 116_E_16 FP Rev B; 116_E_17 FP Rev B; 116_L_002 FP Rev B; 116_L_002X FP Rev C; Cover letter prepared by Quod dated 21 April 2020

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Bikehanger product brochure; metroSTOR PBM Bin Storage Units (660L-1280L Waste & Recycling Bins) product specification; Mini Bikehangar product details; 57193-: 11 rev 0; 12 rev 0; 13 rev 0; 14 rev 0; Waste Strategy Kiln Place - November 2019 including appendices; Kiln Place refuse strategy Rev J 19 12 19; metroSTOR PBE Bin Screen System; Arboricultural Method Statement prepared by Tree Aware UK dated 3rd of December 2019; Arboriculture Impact Assessment prepared by Tree Aware UK dated 03/12/2019; 116_P_00X FP Rev B; 116_P_01P FP Rev B; 116_P_01X FP Rev A; 116_E_16 FP Rev B; 116_E_17 FP Rev B; 116_L_002 FP Rev B; 116_L_002X FP Rev C; Cover letter prepared by Quod dated 21 April 2020

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

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Tree Aware UK Ltd dated 3rd December 2019. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The secure and covered cycle storage area for 10 cycles hereby approved shall be provided in its entirety prior to the first occupation of the units approved under 2014/6697/P dated 31/03/2015, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)
- 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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
- 3 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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