

Application ref: 2023/2289/P
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Date: 16 August 2023

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ECE Architecture Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Charlie Ratchford Centre
Belmont Street
London
Camden
NW1 8HF

Proposal:

Details to Condition 17 (Green Roof) granted under planning reference 2020/5063/P dated 05/11/2021 Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated works.

Drawing Nos: LD504-ECE-ZZ-ZZ-DR-A-2711_C02, LD504-ECE-ZZ-ZZ-DR-A-2712_C02, LD504-ECE-ZZ-ZZ-DR-A-2713_C02, PDS_GM30_Wildflower-Substrate-July 22, PDS_MeDO_51-Wildflower-Seed-Mix-Jan-2021 and PR6853 Belmont Street Specification Summary Rev10 Construction Issue

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving details-

Details to Condition 17 (Green Roof) granted under planning reference 2020/5063/P dated 05/11/2021. The Council's tree officer has confirmed that

they are acceptable. The proposed green roof design is considered to be high quality for the site and will enhance the biodiversity and visual amenity of the site and the maintenance plan is considered sufficient to demonstrate that the roof will be adequately maintained.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

One objection was received prior to making this decision however this dealt with the principle of the development which has been established under approved permission 2020/5063/P.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that conditions 16, 18, 19, 21 and 23 granted under planning reference 2020/5063/P dated 05/11/2021 are outstanding and which need details to be submitted

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer