

Application ref: 2023/2216/P
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Date: 2 November 2023

Development Management
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Mr Gennaro DAlo
The Sorting Office
2a St Georges Road
London
NW11 0LR
UK

Dear Sir/Madam

Where where you had to DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Light Industrial Estate Redevelopment Site
Liddell Road
London
NW6 2DJ

Proposal:

Details pursuant to condition 17 (Living roofs) of planning permission 2014/7651/P, for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.

Drawing Nos: D0461_058, rev L; D0461_059, rev F; D0461_060, rev D; BAUDER FLORA 5 SEED MIX document prepared by Bauder Ltd.; BauderGREEN Flora Seed Mixes technical data sheet, prepared by Bauder

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

Informative(s):

1 Reasons for granting permission/consent-

This application is to discharge condition 17 of planning permission 2014/7651/P - relating to the the provision of details, including a programme for

an initial scheme of maintenance, for the green/brown roofs proposed for approved Blocks A, B and C.

The submitted details include- installation procedure guides, an initial scheme of maintenance, sections with manufacturers details demonstrating the construction and materials used, and full details of planting species.

The submitted biodiverse brown roof plans maximize the amount of area that can sensibly allocated to the biodiverse brown roofs without compromising safety, other required elements, access, egress and maintenance strategy. Of note, brown roof areas have been added to underneath the areas of photovoltaic panels.

It is considered both the PV arrays and Brown roof areas can be managed so that one element does not impinge on the other and can be managed appropriately.

A suitable initial scheme of maintenance for the living roofs is detailed on the plans for each of the biodiverse roofs.

The Council's Tree and Landscape Officer has reviewed the submitted details and considers the planting to be suitable for the living roofs, the maintenance details sufficient to demonstrate the planting will be sustainable and the living roof to enhance biodiversity at the site.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 4 (Location of affordable housing), 8 (Cycle parking), and 28 (Plant) of planning permission 2014/7651/P dated 31/03/15 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer