

Application ref: 2024/0621/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 26 March 2024

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/planning

Firstplan
Broadwall House 21
Broadwall
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Lymington Road
London
NW6 1HX**

Proposal:

Details pursuant to Condition 4 (Cycle Storage) and Condition 5 (Green Roof) of Planning Permission ref: 2023/3119/P dated 10 January 2024 for the Demolition of existing ground floor rear extension and construction of new single storey rear extension with green roof, alterations to side fenestrations, reconfiguration and amalgamation of existing 4 x studio and 1 x 1 bedroom ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat, erection of timber bike stores with sedum roof and bin store within the front garden and associated works.

Drawing Nos:

Cover Letter prepared by FirstPlan REF: 23213/KM/ot, dated 16 February 2024; Cycle Storage drawing ref: 2312_PA_600; Sedum Roof Detail ref: 2312_PA_610; Sedum Roof System Summary, prepared by Bauder; Technical Data Sheet Revision: V3 10/10/2022, prepared by Bauder; Vegetation Guide, prepared by Bauder.

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

Informative(s):

- 1 Reasons for granting permission:

Condition 4 (Cycle Storage) requires details of a secure and covered cycle storage area for four (4) cycles to be submitted to and approved in writing by the local planning authority. The approved ground floor plan for the permission showed 2 single space timber cycle stores in the front garden for the 2 studios at the front of the property (Flats 1 and 2), and a 2 space timber store in the rear garden for the 2 bedroom flat (Flat A). The plan submitted in support of the details application shows a 2 space timber cycle store (measuring 2.3m long by 1m wide) for Flat A and two 1 space stores (measuring 2.1m long by 0.8m wide) for Flats 1 and 2, which meets the required level of provision.

The Council's Transport Officer has reviewed the submitted documentation and confirmed that the details are acceptable, therefore condition 4 can be discharged.

Condition 5 (Green roof) requires the submission and approval of details in respect of the living roof in the area indicated on the approved roof plan. The agent has provided a detailed scheme of maintenance, sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials to be used, and full details of planting species and density, as required by the condition.

The Council's Tree and Landscape Officer has reviewed the submitted documentation and raised no objections. The details will ensure that the scheme will provide a good standard of biodiversity and drainage, and therefore condition 5 can be discharged.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with Policies G1, CC1, CC2, CC3, D1, D2, A3, and T1 of the London Borough of Camden Local Plan 2017 and Policy 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 2 You are advised that all conditions relating to planning permission 2023/3119/P dated 10 January 2024 which need details to be submitted, have been 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 2023.

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