

Application ref: 2024/0434/P  
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Date: 2 May 2024

**Development Management**  
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John Pardey Architects  
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Beck Farm Studio, St Leonards Road  
Lymington  
Hampshire  
SO41 5SR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1 Regency Lawn  
Croftdown Road  
London  
NW5 1HF**

Proposal:

Details of condition 4A&B (windows and materials); Condition 7 (bins and bike store); Condition 10 (green roof); Condition 12 (energy statement) pursuant to planning permission 2020/5277/P dated 03/05/2023 for demolition of car port and erection of three storey building consisting of 1x3Bed dwelling house.

Drawing Nos: 2008/4500 REVP; 2008\_SK01\_REVP2; 2008\_SK02\_REVP;  
2008\_SK07\_REVP2; 2008\_SK08\_REVP; 2008\_SK09\_REVP1; 23-0102 - 02 - 001;  
Wallbarn M-Tray modular green roof system; Wallbarn Maintenance Schedule for Wallbarn M-Tray; Mesh Renewable Energy Feasibility Study dated 24th July 2023 and Elmhursh energy SAP calculation; Mesh Energy Statement dated April 2024.

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

Informative(s):

1 Reasons for granting approval:

Conditions 4A and 4B of planning permission 2020/5277/P, which was granted on permission on the 3rd of May 2023, require the submission and approval of

details in respect of the windows and doors and all facing materials (and for the development to be undertaken in accordance with the approved details).

The brickwork would be 'Bea clay solutions - Bea polar with light mortar', all metal work would be polyester powder coating (beige grey) whilst the main roof would be part pre-cast concrete/part green, the windows and doors would be timber composite. Sectional drawings of the windows and doors have been submitted.

The Council's Conservation Officer has reviewed the details and confirms that they are of appropriate design and materiality, are in accordance with what was proposed and approved at the application stage and that they would preserve the character of the premises and appearance of the Conservation Area.

Condition 7 (Bin Enclosure and Gates) requires details of the bin and cycle enclosure, to be submitted and approved. The bin and cycle enclosures, located within the front garden and shown on drawing 2008\_SKO9\_RevP1, would be of an appropriate size, siting and appearance.

Condition 10 requires details of the living roof. The submitted details (as revised) include a substrate-based extensive living roof with sedum planting with sufficient substrate depth to support 13 wildflower and herb species. The living roof would enhance the appearance and biodiversity of the site. The section shows that the green roof would have sufficient substrate depth to support the species, and a maintenance procedure has been submitted to ensure the quality of the living roof would be maintained. The details are in accordance with policies CC2, CC3 and A3.

Condition 12 (Energy Strategy) requires energy efficiency measures, by way of appropriate renewable/sustainable measures, to achieve at least 19% carbon emission savings. The submitted Energy Report indicates the use of Air Source Heat Pumps (ASHP), Bivalent Systems, Domestic Hot Water, Underfloor heating (UFH), Solar Photovoltaics (PV), Battery Storage, Mechanical Ventilation and Heat Recovery (MVHR) which would achieve carbon savings of 92%, which significantly exceeds the Council's targets. As such condition 12 can be discharged.

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

Concern is raised with drawing number 2008/6003 Rev P which shows a taller front boundary wall and railings compared with the approved plans (it is not clear what condition this forms part of). Generally boundary treatments are lower and greener in this part of the conservation area. To fit in with this characteristic the approved boundary treatment should be implemented. For the same reason the ASHP should be offset more to the side of the garden.

As such, the details are in accordance with policies A3, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (hard and soft landscaping); condition 8 (photovoltaic cells); of planning permission 2020/5277/P dated 03.05.2023 for

demolition of car port and erection of three storey building consisting of 1x3Bed dwelling house 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer