

Application ref: 2023/5364/P
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Date: 16 July 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**156 A Royal College Street
London
NW1 0TA**

Proposal:

Details pursuant to Conditions 4 (Details of green roof), 6 (Amended flood risk assessment) and 9 (Details of cycle storage) granted under planning permission ref. 2022/2112/P dated 27/09/2023 for Change of use of ground floor and basement from Class E to 2 bedroom 4 person residential unit (Class C3) and creation of mansard, ground floor rear and basement extensions and associated works

Drawing Nos: Cover letter dated 11/12/2023, Semper Green - Installation of a green roof document, RCS/23/C/03, Flood Risk Assessment Rev 1 date 20/10/2023, Maintenance Plan - Green Roof.

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

Informative(s):

- 1 The details submitted for Condition 4 (Living Roof Details) include: detailed scheme of maintenance, sections with manufacturer's details demonstrating the construction and materials used, and details of planting species. The Council's Tree and Landscape Officer has reviewed the submitted details and considers these to be acceptable. Therefore, it is recommended that condition

4 can be discharged.

With regard to Condition 6 (Updated Flood Risk Assessment) the original application was accompanied by a flood risk assessment (FRA) which was deemed sufficient however, it failed to reference the 2021 flood at the location. Therefore, an updated FRA was requested by condition. The updated FRA concluded the subject road is confirmed to not be a previously flooded street or be in a local flood risk zone and therefore the surface water risk for the site is low. Council's Lead Flood Officer has reviewed the submitted report and considers the report to be acceptable. Therefore, the updated FRA is acceptable to discharge condition 6.

With regard to Condition 9 (Cycle Parking Details) the previously approved floor plans (RCS/22/P/03 Rev A) showed a vertical cycle hanger on the rear ground floor terrace of Flat 1 and two vertical hangers in the ground floor common hallway for Flats 2 and 3. The submitted plan for this application (RCS/23/C/03) shows the same arrangement. These details were reviewed by the Council's Transport Officer who advised that whilst we do not normally accept the use of vertical hangers such as this, given the limited amount of floorspace available and the fact that their use has previously been approved, it is considered that they are acceptable. Therefore, the details provided are acceptable to discharge condition 9.

The full impact of the scheme has already been assessed under application ref. 2022/2112/P dated 27/09/2023.

As such, the details are in general accordance with Policies A3, CC1, CC2, CC3, D1, D2 and T1 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are reminded that Condition 5 (Engineer Details) of planning permission 2022/2112/P granted on 27/09/2023 is outstanding and requires details to be submitted and approved.
- 3 You are advised that this permission does not provide approval for the associated S106 obligations, including the Construction Management Plan. These need to be approved separately with the Council lawyer assigned to the S106 case.

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