

Application ref: 2024/2573/P
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Date: 23 July 2024

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Stantec
2 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
11-12 Ingestre Road
London
NW5 1UX

Proposal:

Discharge of condition 14 (Living roof and walls) pursuant to planning permission 2018/4449/P granted on 18/08/2021, for: (Erection of a six storey building plus single storey basement to provide 50 Assisted Living residential units (1 x 1 bed, 41 x 2 bed, 8 x 3 bed), following demolition of the existing building together with associated communal facilities, plant equipment, landscaping and 8 car parking spaces)

Drawing Nos: A-P11-07 Rev T4; RG-L-02-3 Rev B; RG-L-04-4 Rev B; Bauder Green Flora Seed Mixes – Technical Data Sheet (Date: October 2022); Bauder Green SB Sedum Blanket – Technical Data Sheet (Date: October 2022); Bauder Green Substrate Details – Technical Data Sheet (Date: October 2022); Bauder Solar G Light – System Summary (Date: September 2022)

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

Informative(s):

- 1 Reasons for granting consent:

Condition 14 of planning permission 2018/4449/P requires that prior to the

implementation of the relevant part of the development commencing, details shall be submitted to and approved by the local planning authority, related to the provision of the living walls and roof. The details required include species, planting density, substrate, a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance.

Full details have been provided and the Council's Arboriculture officer is satisfied with the information provided. Consequently the details can be discharged in accordance with the terms of the condition.

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 buildings and streetscene, or on neighbouring amenity and would ensure the development contributes sufficiently to biodiversity and the water environment.

As such, the proposed details are in general accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (Waste Management Plan), 10 (SUDS), 11 (Fire Safety), 12 (Water efficiency), 18 (Fixed Plant Noise), 23 (PVs), 24 (Reuse and restoration) and 25 (Electric charging points) of planning permission granted on 18/08/2021 Ref: 2018/4449/P 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 2023.

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