

Application ref: 2024/2619/P
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Date: 27 August 2024

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Frencon Construction
8 Power Road
Chiswick
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**14 -19 Tottenham Mews
London
W1T 4AA**

Proposal:

Details pursuant to conditions 7 (noise levels from commercial), 13 b and c (living roof) and 24 (fire statement) of 2020/5633/P dated 12 April 2022 (for: the erection of a six storey building (and basement) to provide office (use Class E) at part ground and basement levels and self-contained flats (use class C3) at ground and floors one to five; with associated landscaping, cycling parking and enabling works).

Drawing Nos: 2960-CVA-TM-ZZ-DR-A-03206 Rev C01; 2960-CVA-TM-ZZ-DR-A-03032, Rev C02, ; 2960-CVA-TM-ZZ-DR-A-05102, Rev P01.1, Status S0; Fire Statement Form; Stage 4 Acoustic Report, 14 March 2023; Technical Data Sheet, BauderGREEN Flora Seed Mixes; General Maintenance Wildflower/Biodiverse Systems; Bauder Flora 3 Seed Mix.

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

Informative(s):

- 1 Condition 7 (noise levels from commercial) requires specific noise levels to be met from the noise levels emitted from the use of the commercial unit at ground and basement levels. The application has provided an acoustic report.

The submitted acoustic report has been reviewed by Council's Environmental Health (Pollution) Officer who has confirmed that the proposal is in compliance to the design requirements of the condition. As such, it is recommended that condition 7 is discharged.

Conditions 13(b) and (c) (living roof) require details of the green roof to be provided, specifically details of its construction and materials, and a section at a scale of 1:20 showing substrate depth. The applicant has provided drawings containing green roof details, maintenance guidance and a brochure and technical data sheets.

The submitted green roof details have been reviewed by Council's Tree and Landscape Officer who has confirmed that the details are sufficient. As such, it is recommended that condition 13(b) and (c) is discharged.

Condition 24 (fire statement) requires a fire statement to be provided. The applicant has provided a fire statement.

The submitted fire statement was prepared by a senior fire engineer with 10 years experience. It is considered that it has been prepared by a suitably qualified assessor. The statement has been reviewed by the planning officer. The role of the planning officer is to ensure information has been provided and considered as part of the application against the relevant London Plan fire safety policy (D12) and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with Policy D12 of the London Plan and demonstrate that a safe and secure development would be provided in accordance with this policy. As such, it is recommended that condition 24 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on amenity (noise) or fire safety.

As such, the submitted details are in general accordance with the requirements of policies A1, A3, A4, D12 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that the following conditions attached to planning permission 2020/5633/P are outstanding and require the submission and approval of details:
 - 3 - Window and terrace screens
 - 4 - Building design details
 - 6 - Residential refuse storage
 - 13 a, d & e - Living roof
 - 14 - Bird Boxes
 - 15 - Piling Method Statement
 - 18 - Lighting Strategy
 - 19 - PV panels
 - 23 - Energy Monitoring
 - 25 - Air Source Heat Pumps

27 - Mechanical Ventilation

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 centered on the page.

Daniel Pope
Chief Planning Officer