

Application ref: 2024/1271/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12 West End Lane
London
NW6 4NX

Proposal:
Details for Conditions 4 (materials), 10 (Flood Risk), 11 (SUDs), 13 (Cycle parking), 14 (Waste storage), 21 (Adaptable housing), and 23 (archeology) for planning ref 2022/3430/P for 'Conversion of former Bird in Hand Public House (Class Use Sui-Generis) and associated flat to provide 1 no dwellinghouse, and erection of five storey block to the rear to provide 9 self-contained flats, with associated landscaping, plant, refuse, cycle storage, gate facing West End Lane (all Class Use C3)'.

Drawing Nos:
600 (T03), 601 (T02), 603 (T02), 605 (T03), 607 (T01), 21770-BMCE-XX-ZZ-DR-C-51110 (P1), 21770-BMCE-ZZ-GF-DR-C-51100 (P1), 21770-BMCE-ZZ-GF-DR-C-51100 (P1), 21770-BMCE-ZZ- GF-DR- C- 51200 (P1), 21770-BMCE- ZZ- GF-DR- C- 51201 (P1), 2020-008 (Proposed Flood Defences), 2020-008 (Proposed Flood Defences)

Planning conditions letter (2020-008), Written Scheme of Investigation (07919C) (06/08/2024), Flood Risk Emergency Plan (21170-FRA-RP-02) (C01), Blue Roof Design Specifications (B235931/1_Bird in Hand), Flood Defence Measures document, Bauder General Maintenance Wildflower / Biodiverse Systems, Material sample documents

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

Informative(s):

1 Reasons for granting permission.

This approval of details application includes details for Conditions 4 (materials), 10 (Flood Risk), 11 (SUDs), 13 (Cycle parking), 14 (Waste storage), 21 (Adaptable housing), and 23 (Archaeology) for planning ref 2022/3430/P.

In relation to Condition 4 (materials), the sections, elevations and material samples provided show the scheme is in accordance with the approved drawings and overall design. The material palette is good quality, using red and white brick and metal clad bronze posts for the balconies and external hand railings. The lintels continue to match with the balconies and the white coping also provides a link to the red and white brick in different locations. Details of the privacy screens have also been provided which are acceptable in height and design providing an acceptable level of privacy and still in keeping with the quality of the scheme. Overall the details provided demonstrate that the quality of the materials is acceptable, reflects the original permission and satisfies the requirements of the condition.

Details for Condition 10 (Flood Risk) have been assessed by the Council's Sustainability Officer. The design is not ideal as the refurbished building is likely to become uninhabitable after a flood event if the ground floor kitchen area is flooded and there is no safe routes to access and exit the development during flood conditions. However, the new build development is built above the flood level and there is egress to upper floors in the refurbished property. Therefore in terms of safety it is acceptable but it is recommended that there are improvements to the design, particularly to the refurbished property, such as flood resilient doors on the refurbished property, porous plaster, flood resistant flooring and raised electrics would enable quicker recovery from a flood event. Upon contact with the agent these details were submitted by the agent and are considered acceptable.

In terms of Condition 11 (SUDs), the details confirm that based on the calculations for a 1 in a 100 years storm event including 40% for climate change, the required volume is 12.1m³, and the blue roof has the volume capacity of 15.2m³. The attenuation function of the blue roof is considered adequate. Furthermore the applicant has provided a document from Bauder's general maintenance guide for green roof, covering the items that needs to be inspected/maintained. The company responsible for the maintenance was stated as KK4 Ltd with contact details provided.

Details for Condition 13 (Cycle Parking) have been assessed by the Council's Transport officer and confirms the details to be acceptable. The approved ground floor plan (drawing no. 2019-008_PL2101 Rev. B) showed a 22 space two tier rack cycle store located off the central circulation core to the rear building. The store also included space for 1 non-standard sized cycle, although this is not referred to in the condition. The cycle store was rectangular in shape and measured 24 sqm.

The plan submitted under this Approval of Details application (drawing no. 2020-008_605 rev. T03) shows a 22 space two tier cycle store. The cycle store

is now L-shaped but appears to be sufficiently sized to accommodate the required number of spaces in an accessible manner. The location of the cycle store within the building is unclear but appears to be at ground level in the rear building. Sufficient detail has been submitted to meet the requirements of Condition 13 and accordingly it can be discharged.

In relation to bin storage (Condition 14), the proposed layout has been provided demonstrating that the bin store can comply with required refuse standards for the amount of units and number of occupants. Overall the Council is satisfied that this meets the requirements of the condition and can be discharged.

- 2 Condition 21 (Adaptable housing) requires details to be submitted of an wheelchair adaptable unit and demonstrating compliance with part M4(3) of the building regulations. Drawing 2020-08 606 (T02) confirms that all rooms within the unit are wheelchair accessible and provide space for adequate turning circles. The unit is also step free and can be accessed by a lift. Overall the proposal complies against the checklist and therefore can be discharged.

Condition 23 (Archaeology) requires a written scheme of investigation (WSI) to be submitted prior to any development starting to ensure the archaeological remains on site (if any) are recorded and protected. A WSI was provided and, in consultation with Greater London Archaeological Advisory Service (GLAAS), the document meets relevant standards and guidance meaning they were satisfied to recommend approval of these details. Overall the details are considered acceptable and satisfy 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 building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies H6, C6, D1, D2, HC1, A1, A4, CC2, CC3, CC5, T1 of the 2017 Local Plan and Policy SI 13 of the London Plan 2021.

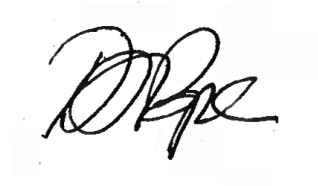
- 3 You are reminded that Conditions 5 (Air Quality Monitoring), 6 (mechanical ventilation), 7 (Heat Pump Monitoring), 8 (Solar PV panels), 9 (Blue/Green Roof), 16 (Piling Method Statement), 17 (Noise Mitigation), and 19 (Sound Insulation) of permission 2022/3430/P dated 26/03/2024 are still outstanding and awaiting approval.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer