

Thomas Lynch
AK Design Partnership
111-113 Victoria Road
Romford
CM1 2AT

Application Ref: **2012/6065/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

14 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Denton Estate
Prince of Wales Road
London
NW1 8BL

Proposal:
Erection of external insulated render system, replacement of aluminium windows and installation of green roofs with safety railings on roofs to all buildings on Denton Estate containing flats nos. 92-204.
Drawing Nos: 3273.101, 3273.102, 3273.103, 3273.104, 3273/110, 3273/111;
Sustainability Statement by AK Design Partnership dated November 2012; email dated 14.1.13 from Tom Lynch

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 3273.101, 3273.102, 3273.103, 3273.104, 3273/110, 3273/111; Sustainability Statement by AK Design Partnership dated November 2012

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Samples and manufacturers details, including the finished colour, of the new render shall be provided on site and approved by the local planning authority before the relevant part of the development commences. The approved details shall be implemented and shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development has an acceptable appearance in accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Plans showing details of the green roofs, including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences. The green roofs shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public

Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing Quality Homes), CS13 (Tackling Climate Change thorough promoting higher environmental standards) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 (Promoting Sustainable Design and Construction), DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

4 You are advised that this permission does not relate to the PV panels shown on the plans hereby approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444