

Mr. Kevin Seggery
Saunders Partnership
Studio 4
37 Broadwater Road
Welwyn Garden City
Herts
AL7 3AX

Application Ref: **2014/6438/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

22 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
47 Allcroft Road
London
NW5 4NB

Proposal:

Variation of condition 2 (approved plans) of planning permission 2014/1317/P dated 16/05/2014 (for the erection of a four storey building providing 18 residential units), namely alteration to window and door heights, removal of living wall, replacement of metal railings with glass balustrading, support for front balconies, lowering height of front boundary walls, increasing height of building by 500mm and connecting stair core to main building at roof level.

Drawing Nos: Superseded drawings: 214; 251; 252; 253

Drawings for approval: 7261 PL_E_NE; 7261 PL_E_EE; 7261 PL_E_WE; 7261 PL_E_SE;
7261 PL_GA_ROOF

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

Condition(s) and Reason(s):



- 1 Condition 2 of the planning permission granted on 16/05/2014 under reference number 2014/1317/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 100; 101; 102; 210; 211; 212; 213; 230; 250; 7261 PL_E_NE; 7261 PL_E_EE; 7261 PL_E_WE; 7261 PL_E_SE; 7261 PL_GA_ROOF ; Design and Access Statement by Matthew Lloyd Architects dated 14/02/2014; Planning Statement by Matthew Lloyd Architects dated February 2014; Arboricultural Impact Assessment and Method Statement by D F Clarke Bionomique Ltd dated 11/02/2014; Habitat Survey by James Blake Associates dated December 2012; Daylight & Sunlight Report by Calford Seaden; Energy Statement by Energy Council; Sustainability Statement by Energy Council; Transportation Statement by Stilwell Partnership dated January 2013; Travel Plan by Stilwell Partnership dated January 2013; Report on Loss of Employment Floorspace by Lambert Smith Hampton dated January 2013; Construction Environment Management Plan by Telford Homes dated 11th December 2012; Phase 1 Desk Top Study by Herts & Essex Site Investigations dated March 2012

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

- 2 Condition 6 of the planning permission granted on 16/05/2014 under reference number 2014/1317/P shall be replaced by the following condition:

REPLACEMENT CONDITION 6

Full details in respect of the green roof in the areas indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

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

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same

terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

- 2 You are reminded that conditions 6 (green roof) and 7 (photovoltaics) of planning permission granted on 16/05/2014 (reference 2014/1317/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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment