

Mr Roger Whiteman
besidedesign
10 Queensmere Close
Parkside
London
SW19 5NZ

Application Ref: **2015/2159/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

28 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
26 Argyle Square
London
WC1H 8AP

Proposal: Details of cycle storage, privacy screens and green roof required by conditions 5, 8 and 9 of planning permission 2014/2594/P dated 24th November 2014 (for change of use and works of conversion from an art gallery and commercial space (D1 and B1) and 2 residential units into 5 residential units)

Drawing Nos: 1310-D-018a, 1310-D-019a, 1310-D-020b, 1310-D-021a, Green Roof details, Bauder Xero Flor XF301 Sedum Blanket Technical Data Sheet, Thermofol PVC Single Ply for Green Roofs

Informative(s):

- 1 Reason for granting approval of details

The submitted green roof details are considered to be acceptable. The details comply with the Council's standards for promoting sustainable design and construction and the requirements on sustainability as set out in CPG3.

The cycle details originally submitted included wall hung storage however these do



not comply with the Council's standards. The revised details are now fixed to the floor. Whilst there is only space for 6 cycles in total and the details would not fully meet the standards set out in CPG7 it is considered that the proposed stands are most appropriate for the space allocated for cycles.

The proposed privacy screens would appropriately screen the roof terrace for future occupiers at rear third floor level. The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the Bloomsbury Conservation Area, nor would they impact on the amenities of adjoining occupiers.

No objections have been received and the site's planning history and relevant appeal decisions have been taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP22, DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.11, 7.4, 7.5 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that the colour of the privacy screens is to be agreed as part of the discharge of condition 6 (material samples).
- 3 You are reminded that conditions 6 (sample panel of all facing materials) and 7 (construction management statement) of planning permission 2014/2594/P granted on 24 November 2014 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



Ed Watson
Director of Culture & Environment

