

Mr John Chapman  
TODD Architects  
The Euston Office  
1 Euston Square  
40 Melton Street  
London  
NW1 2FD

Application Ref: **2014/6162/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

3 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**172 A Arlington Road**  
**London**  
**NW1 7HL**

Proposal: Details of cycle parking, green roof, hard and soft landscaping and waste storage required by conditions 4, 5, 6 and 9 of planning permission 2012/5767/P dated 12/08/2013 (for change of use from offices to flats)

Drawing Nos: External courtyards landscape plan drawing, Roof plan - detail locations, Green roof system proposed at the development 172A Arlington Road, London by TODD, General waste & recyclables waste calculation by TODD, Vegetation for Extensive & Biodiverse Green Roofs by Bauder, E210-01, 14010 PA(9-)01, 14010 PA(9-)02, 14010 PA(9-)03, 14010 PA(9-)04, PA(9-)06, 14010 PA(9-)07, 14010 PA(9-)08, 14010 PA(9-)09, 14010 PA(9-)10, 14010 PL(27)09, 14010 PL(27)10, 14010 PL(27)11, 14010 PL(27)13, 14010 PL(27)14, 14010 PL(2-)250, 14010-ARL-PL-230-Rev C.

Informative(s):

- 1 Reasons for granting permission.

The proposed cycle storage for the site would see the provision of 8 cycle parking spaces which meet the Council's cycle storage standards in size, location and



design. The details are considered sufficient to satisfy the requirements of condition 4.

The applicant has chosen the Bauder Total Green roof system and the vegetation blanket has been specified as the BauderXero Flor XF301 sedum blanket. The green roof is not expected to require much maintenance. This vegetation blanket has a depth of circa 48mm (excluding vegetation). Whilst a substrate of between 50mm - 80mm is normally required, the non-compliance is not considered to be significant. The proposed species are considered to be suitable for the site and will help to increase the biodiversity of the area. The details generally comply with the Council's standards for promoting sustainable design and construction and the requirements on sustainability as set out in CPG3. The details are considered sufficient to satisfy the requirements of condition 5.

The proposed hard and soft landscaping at the site has been provided in order to change the appearance of the site and make it appear more like a residential site. In terms of the soft landscaping there are a series of specimen planting and shrub planting proposed which would improve the general landscape of the area. The proposal is considered suitable for the site and will sufficiently offset the loss of vegetation required to facilitate the development. The hard landscaping at the site is considered acceptable; the Marshalls duo slot drain slabs would be permeable. The details are considered sufficient to satisfy the requirements of condition 6.

The submitted waste storage details are considered acceptable. The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the Camden Town Conservation Area, nor would they impact on the amenities of adjoining occupiers. The details are considered sufficient to satisfy the requirements of condition 9.

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.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 5.3, 5.11, 5.17, 7.4, 7.5, 7.6 and 7.18 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that condition 8 of planning permission 2012/5767/P dated 12/08/2013 is outstanding and requires 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