

Mr. Daniel.Parry-Davies
Pollard Thomas Edwards
Diespeker Wharf
38 Graham Street
London
N1 8JX

Application Ref: **2015/4699/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

21 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Abbey Co-op housing sites at Casterbridge Snowman Emminster & Hinstock and
Abbey Co-op Community Centre and Belsize Road car-park
Abbey Road
London
NW6 4DP**

Proposal:

Details pursuant to Condition 18 (Green roof specifications) of planning permission 2013/4678/P (for comprehensive redevelopment of site) granted on 16/05/14.

Drawing Nos: SS150412-8 Rev A - Block A to E - Low Parapets to Green Roof (Front Elevation Only), SS150412-8-8 Rev A - Block A to E - High Parapets to Green Roof (Front Elevation Only), Verdico Wildflower Roof Blanket B details; Verdico Q37 NBS Proposed Specification Abbey Road Redevelopment - Green Roof System: Veridroof Intensive Planted Green Roof System; 029_PL(00)_002 - Green Roof Section; 029_A(27)_003 - Typical Parapet Details Sheet 1; 029_A(27)_004 - Typical Parapet Details Sheet 2; and Iko Permateg Hot Melt Waterproofing System Details.



Informative(s):

1 Reasons for granting permission:

The application seeks to discharge Condition 18 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014.

Condition 18 requires typical details of the biodiverse, substrate-based extensive living roof to be submitted to and approved in writing by the local planning authority before the development commences.

The details submitted have been reviewed by the Council's Sustainability Section who consider them sufficient to meet the requirements of the condition.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 18 and the details are in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Conditions 3 (Reserved matters), 12 (Phase 1: car park management), 15 (Phase 1: public realm improvements), 16 (Environmental improvements), 17 (Phase 1: Suds details), 19 (Phase 1: biodiversity details), 22 (Phase 1: employment floorspace), 23 (Phase 1: community safety), 24 (Phase 1: employment initiative contribution), 25 (Phase 1: servicing management plan), 27 (Outline: construction timetable), 28 (Outline: compliance report), 29 (Outline: matters reserved), 32 (Outline: housing reconciliation), 33 (Outline: housing reconciliation), 34 (Outline: deferred affordable housing contribution), 35 (Outline: residential privacy), 36 (Outline: external noise and vibration), 37 (Outline: refuse and recycling (Phases 2 and 3)), 39 (Outline: open space strategy), 40 (Outline: protection of trees), 41 (Outline: tree removal), 43 (Outline: provision of health facilities), 44 (Outline: provision of Abbey Coop Office), 45 (Outline: Phase 2 site management plan), 46 (Outline: Phase 3 parking management), 47 (Outline: safeguarding for cycle hire), 48 (Outline: public realm improvements), 49 (Outline: Phase 2 public realm improvements), 50 (Outline: Phase 3), 51 (Outline: Phase 3 servicing management plan) of planning permission 2013/4678/P remain outstanding.

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