

Ms Summer Wong
CgMs Ltd
140 London Wall
London
EC2Y 5DN

Application Ref: **2015/3411/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

22 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
187-199 West End Lane
London
NW6 2LJ

Proposal:

Detail of biodiversity roofs as required by condition 12 of planning permission granted on 30/03/2012 reference 2011/6129/P (as amended on 15/07/2013 by planning permission 2013/1924/P and on 13/06/2014 by planning permission 2013/6627/P) for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).

Drawing Nos: A27-04; A27-A01-D; A27-B01-C; A27-C01-C; A27-D01-C; A27-E01-C; A27-F01-D; 8167N-SH-703-A; Cover letter by CgMs dated 16 June 2015; Bauder Technical Data Sheet Bauder Xero Flor XF118 dated 6 March 2012; Soft landscape specification Q37 Green Roofs extract, only dated 9 October 2015.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reason for granting:

Blocks A to F would have biodiverse roofs. The biodiverse roofs are considered to be appropriate in terms of species mix, substrate depth and overall coverage. The roofs will comprise a wild flower blanket and will be mounded in places to provide habitat. Maintenance details have been submitted and are considered appropriate. The biodiverse roofs will improve the biodiversity value of the site.

As such, the proposed development is 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 reminded that conditions 14 (detailed design), 16 (acoustic isolation and sound attenuation for A3/A4 uses), and 20 (car club parking bays) of planning permission granted on 30/03/2012 (reference: 2011/6129/P) are outstanding and require details to be submitted and/or 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