

Ms Grace Lam
AAB architects
10 Stock Orchard Street
London
N7 9RW

Application Ref: **2015/6158/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

13 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Richard Cobden Primary School
29 Camden Street
London
NW1 0LL

Proposal:
Details of condition 2 (brick sample), condition 3 (green roof) and condition 4 (PV panels) of planning permission 2014/5194/P dated 31/03/2015 for erection of a nursery building. .

Drawing No's: 318 SK03; Brick Specification F10; 318 1 12 C1; 318 2 10 C1; 318 27 01 C1; 318 3 11 C1; Q37; 318 27 02 C2; 318 1 12 C1; (Sedum Blanket Green Roof specifications)

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

Informative(s):

- 1 Condition 2 (Brick sample)- a brick sample was set up on site to assess brick, mortar and bond type. A site visit was carried out and the brickwork was considered to be appropriate. A sufficiently high quality brick, mortar and bond is proposed . The full impact of the proposed development has already been



assessed. The proposed brickwork would relate to the surrounding streetscape and preserve the character and appearance of the Bloomsbury conservation area.

The Council's design officer reviewed the sample and did not raise any concerns.

Condition 3 (Green Roof Details) - a plan showing the green roof and details of species, planting density, substrate and a section showing that adequate depth is available has been submitted and reviewed by the Council's landscape officer. No concerns have been raised and the condition can be discharged

Condition 4 (details of photovoltaics) - planning permission 2015/5101/P (dated 03/11/2015) allowed for an additional 8 PV panels to be installed on the roof. Further detailed plans showing the location and extent of the PV panels are now submitted with this application. No concerns are raised by way of visual impact or amenity and as such the condition can be discharged .

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment