

Mr Nick Bowen.
Dalton Warner Davis LLP
21 Garlick Hill
London
EC4V 2AU

Application Ref: **2016/0889/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

22 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
163 Iverson Road
London
NW6 2RB

Proposal:

Details of green wall on western elevation pursuant to condition 7 of planning permission ref. 2012/0099/P granted on 12/12/2012, for the erection of a part four and part five storey building plus lower ground floor comprising 33 residential flats (1 x one bed, 20 x two bed, 9 x three bed and 3 x studio flats) and 3 three-storey townhouses (Class C3), following the demolition of the existing garden centre buildings.

Drawing Nos: L0265SK31 Rev A, Iverson Road - Revised Green Wall Proposals ref L0265R01 dated 12/2/16, cover letter by Dalton Warner Davis ref. 8661 dated 17/2/15.

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

Informative(s):

- 1 Drawing no L0265SK31 Rev A with supporting information is submitted to include details of the above including species, hanging system, 1:20 section and a maintenance programme. This was assessed by the Trees Officer and considered acceptable. This proposal follows from a previous similar proposal discharged under application ref. 2013/3500/P for a full-height wall hanging system. This



application alters the system to a half-height hanging system for structural reasons. The supporting information states that despite a half-hanging system the full height of the wall could still be covered with vegetation over time to enhance the appearance of this wall and the biodiversity in this area due to the type of plants and climbers suggested that would be able to climb to its full height. The previous details submitted for the full-height hanging frame were assessed by the Nature Conservation Officer and considered acceptable. The current proposal is not considered to differ from it significantly. The details are therefore considered acceptable.

Harvesting tanks: it is noted that the design submitted uses climbers, and not a pocket-system green wall, that requires irrigation. The resulting effect will create a green wall, but one that uses water from the ground. Since the condition didn't specify which type of green wall is required/recommended this is considered acceptable. The design using the climbers is sufficient to meet nature conversation requirements and is also likely to be more sustainable in the long term since it does not require irrigation. Therefore, the rainwater harvesting tanks as specified in the condition are not required.

The previous details for the green roof details approved under application ref. 2013/3500/P are unchanged. The full impact of the proposal has already been assessed.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and 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.

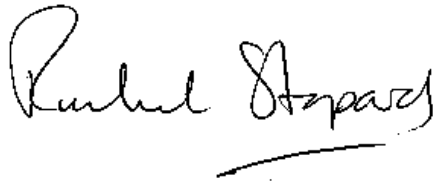
- 2 You are reminded that conditions 3 (screen) and 11 (bird & bat habitat and biodiversity measures and enhancements) of planning permission ref. 2012/0099/P granted on 12/12/2012 are outstanding and require details to be submitted and approved.

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

Handwritten signature of Rachel Stopard in black ink, featuring a stylized 'R' and 'S'.

Rachel Stopard
Director of Supporting Communities