

Miss Megan Walden-Jones
Gpad ltd
Unit1
9a Dallington Street
London
EC1V 0BQ

Application Ref: **2016/2163/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

14 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Regent House
1-6 Pratt Mews
London
NW1 0AD

Proposal:

Details required by Condition 3 (materials), 6 (cycle storage) and 7 (green roof); in relation to planning permission 2013/7739/P, granted on 12/02/2015, for; Demolition of existing building and erection on a 3 storey mixed use building including office (B1a) at ground floor level and 1x 1 bedroom studio unit, 5x 2 bedroom and 2x 3 bedroom self- contained flats (Class C3) on upper floors
Drawing Nos: 0101, 0102, 0103, 0103.1, 0104 - 0120, 1101 -1114, 518-GA.06 REVP1, 518-PL.01 REVA, 518-PL.02, 518-PL.03, 518-PL.24, 518-PL.25, 518-PL.26, 518-PL.27 - 518-PL.32, DS_FE, DS_SP, DS_RMW, DS_375_10, DS_375_20, Mzinc Facade detail, Pratt Mews elevation proposal, ECO green roof brochure, Paint, Letter from GPAD dated from 23rd June 2016 as confirmation the undertaking maintenance of the green roof as advised by EcoGreenRoofs , Wildflower Blanket Species, Standard Annual Maintenance Procedure, Stains & Preservation Specification, Casement windows and French door specifications.

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



Informative(s):

1 Reason for granting planning permission:

The proposed window, Brick work, Juliet balcony, balustrade external doors and downpipe have been submitted and are considered acceptable and to satisfy condition 3.

The cycle details submitted with the application has been checked by Transport and the revised plans are deemed policy compliant and are now acceptable. In this instance and the 'Allpark Ltd Double Stacker' is deemed as an appropriate alternative to satisfy condition 6.

Details of the green roof, species, planting density substrate and a maintenance scheme have been submitted and checked by the conservation officer and sustainability and biodiversity officers who raised no objections. The details adequately illustrate the green roof specifications and the maintenance plan, satisfying condition 7.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS13, CS14 and CS15 and the London Borough of Camden Local Development.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS13, CS14 and CS15 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22, DP24 and DP26.

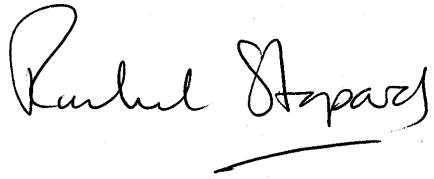
2 You are reminded that 4 (lifetime homes features and facilities), 5 (refuse facilities shown on the approved drawing PRT-PL2-100) and 8 (the window facing to the north which serves the room labelled 'bedroom') of planning permission (2013/7739/P) dated 12/02/2015 02/09 are outstanding and requires further 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities