

Mr Shahriar Nasser
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2016/3184/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

22 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
50 Well Walk
London
NW3 1BT

Proposal:

Cladding sample and green roof details as required by conditions 2 & 3 of planning permission 2011/3641/P, dated 29/01/2014 (for renewal of planning permission 2009/1621/P for single storey garage plus staircase link at rear to approved underground swimming pool)

Drawing Nos: KHW/P501; Bauder - Technical System Summary; Bauder - Vegetation for extensive and biodiverse green roofs; Klippan House - Plant for the proposed green roof; Bauder - Extensive green roof systems - XF301 and XF300 Sedum blankets document; Letter from applicant dated 04/08/2016.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission

The proposal seeks to discharge conditions 2 and 3 of planning permission



2011/3636/P, dated 14/04/2014, which sought samples of the facing materials and details of the green roof respectively.

The proposed cedar and copper samples which were submitted are considered to be acceptable and it is considered that the building would be in keeping with the character and appearance of the surrounding area and the proposal would preserve and enhance the Hampstead Conservation Area.

The details submitted for the green roof have been revised during the course of the application and extra clarification on the on-going maintenance of the green roof has been sought. The details are now considered to be acceptable such that the proposed green roof would be viable in the long-term and adequately maintained.

The details submitted for conditions 2 and 3 are considered to be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP22, DP23, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

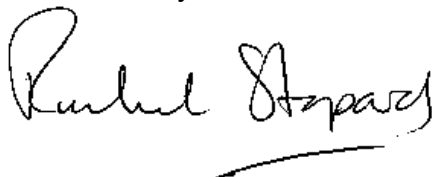
- 2 You are advised that all conditions relating to planning permission 2011/3641/P, dated 29/01/2014, which need details to be submitted, have been approved.
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In dealing with the application, the Council has sought to work with the applicant in a positive 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



Rachel Stopard
Executive Director Supporting Communities