

Mr Gavin Fung  
Sprunt  
20 Northdown Street  
London  
N1 9BG

Application Ref: **2016/3001/P**  
Please ask for: **Nick Bell**  
Telephone: 020 7974 **5939**

9 September 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**81A Bayham Street**  
**London**  
**NW1 0AG**

Proposal:

Details of condition 5 (Green roof details) of planning permission 2015/0023/P dated 15/04/2016 for demolition of the existing mixed use building (restaurant and 2 bed flat) and erection of 4 storey building plus single storey roof level, comprising restaurant (Use Class A3) and 6 residential units (2 x studio, 2 x 1 bed, 2 x 2 bed).

Drawing Nos: Detail of green roof strategy for discharge of condition no. 5 - rev A dated June 2016 (ref. 12456).

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval:

The details are considered sufficient to demonstrate that the green roof will be sustainable due to the depth of substrate and the maintenance plan that has been submitted. The green roof is considered to enhance the biodiversity of the area.



The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

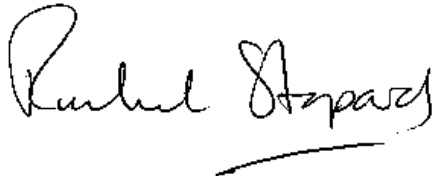
- 2 You are reminded that conditions 3 (Detailed drawings and samples of materials), 13 (Details of ventilation system for removal of NO<sub>2</sub>), 16 (Details of ventilation and cooking odour control) of planning permission granted on 15/04/2016 ref. 2016/0023/P are outstanding and require details 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard  
Executive Director Supporting Communities