

Anna Gargan
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/3092/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

19 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land at
Hawley Road and Torbay Street
London
NW1 8RP**

Proposal:

Details of green roof as required by condition 29 of outline planning permission 2012/4640/P dated 23/01/1013 (for erection of new nursery and primary school).

Drawing Nos: Letter dated 24 May 2016 from Fabrik, Letter dated 13th May 2016 from McLaughlin & Harvey, HISC AHMM SK 277 00, Covering letter dated 1 June 2016 from Gerald Eve, Email dated 15/09/2016 from Natalie Davies including IMG_5938 and IMG_5936.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Informative(s):

- 1 Reason for granting permission:
The Council's Nature Conservation officer has assessed the proposal and has no objections to the discharge of this condition. Officers consider that the submitted details of the green roof are acceptable.



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.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with 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.

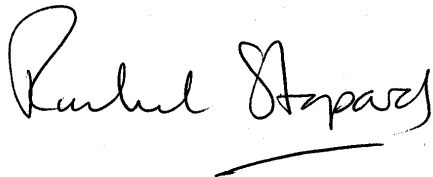
- 2 You are advised that the Nature Conservation Officer would like to see the progress of the roof after it is installed, in the spring and summer of next year. This will be done either by a site visit or through photographs.
- 3 You are advised that there are no outstanding conditions requiring discharge relating to planning permission granted on 2012/4640/P dated 24/01/13.

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.

Rachel Stopard
Executive Director Supporting Communities