

Mr Jonathan Cross  
Pelican Architecture and Design Ltd  
192D Campden Hill Road  
Notting Hill Gate  
London  
W8 7TH

Application Ref: **2016/4587/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

20 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**land to the rear of 87-93 Kingsgate Road  
London  
NW6 4LA**

Proposal:

Details of windows and front door and of green roof required by conditions 2 and 3 of planning permission ref 2014/3658/P dated 21/01/2015 for the erection of a 3 storey single dwellinghouse.

Drawing Nos: 7155/2.3; 7155/2.4; 7155/2.2 Rev A; London Wildflower Seed Mix Details; Maintenance Guidelines

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission:

Windows and front door (Condition 2)

The detailed design and materials of the building's door and windows are considered to be acceptable, as they are of high quality and would serve to preserve and enhance the character and appearance of the host building and



streetscape.

The proposed windows would have frames mostly hidden within the reveals, and so appear recessed, and as a consequence add visual interest to the building's elevations. Internally the window frames would consist of timber, which would allow for a soft domestic feel and easy maintenance. Externally the windows would be constructed from aluminium with a powder coated finish, in a colour to match the front door, making the window details entirely appropriate in terms of material, finish and colour.

The proposed entrance door would also be recessed within its brick reveal, to allow for cover. This would help to create a more dynamic façade at street level, and so is welcome. The proposed entrance door meets secure by design requirements, and would have an attractive detailed design that complements the host building and is fitting to its contemporary architectural style.

Green roof (condition 3)

The installation of a brown roof instead of a green roof, although lower in aesthetic value, would be acceptable, given that the affected roof area is not overlooked by adjacent properties and so would have no impact on neighbours' outlook. In addition, rather than being self-seeding, the brown roof would benefit from the introduction of a London Wildflower seed mix, and so would have the potential to become quite attractive.

The submitted details satisfactorily demonstrate that the proposed brown roof is suitably designed and secures measures for on-going maintenance. The brown roof would improve the biodiversity value of the site and comply with the Council's standards for promoting sustainable design and construction.

The details as submitted would not have any adverse impact on the character and appearance of the host building or street scene, nor would they impact on the amenities of adjoining occupiers.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies 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.

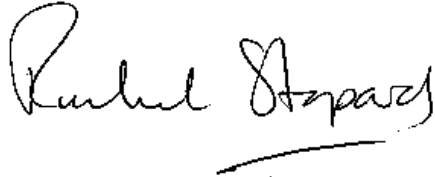
- 2 You are reminded that condition 4 (sample of materials) of planning permission ref 2014/3658/P dated 21/01/2015 is outstanding and requires details to be submitted and approved.

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 the name.

Rachel Stopard  
Executive Director Supporting Communities