

Mr Richard Brace
136 Drummond Street
London
NW1 2PA

Application Ref: **2016/2807/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

21 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
136 Drummond Street
London
NW1 2PA

Proposal:
Installation of green roof with upstand to existing mansard
Drawing Nos: Location Plan, 136DRU-50, 136DRU-51, 136DRU-52 Rev C.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The new upstand hereby approved shall be faced in slate to match, as closely as possible, in colour and texture the roof tiles on the existing roof.



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 136DRU-50, 136DRU-51, 136DRU-52 Rev C.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The application relates to a three storey mid terrace property with a maisonette above and retail on the ground floor. The building is not listed or in a conservation area. The application seeks to add a green roof to the existing slate-clad mansard roof, recently constructed under planning permission 2013/5175/P.

The upstand would be 300mm high and set back 400mm from the vertical face of the mansard. It would not be visible from street level. The addition would be modest in scale and would not have a detrimental impact on the appearance of the roof form. The provision of a green roof is welcomed in terms of sustainability and biodiversity. A condition will be added to ensure the upstand is clad in slate to match the roof. It is not considered necessary to require details of the green roof as its appearance will have no impact on local amenity due to its siting.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016 and paragraphs 14, 17, 56-66 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

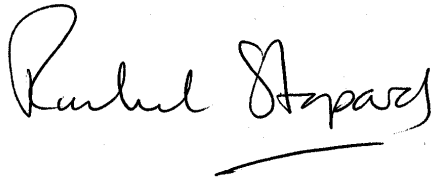
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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