

Mrs Dawn Robinson
Prime Metro Properties
73 Baker Street
London
W1U 6RD

Application Ref: **2016/5064/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

21 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
51 Agar Grove
London
NW1 9UE

Proposal:
Details of green roof required by condition 12 of planning permission 2014/2833/P dated 12/03/2015 for the erection of a basement and 4-storey pair of buildings fronting Agar Grove and a basement and 3-storey building fronting St Paul's Crescent, following demolition of remaining parts of 51 & 53 Agar Grove.
Drawing Nos: 328 CITE/HA CON12 Rev. B; Maintenance Plan

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting permission:

Details provided under cover of this application seek to install a green roof with



wildflower and grass seed mix on a substrate of recycled crushed brick, topsoil and composted green waste. The submitted details satisfactorily demonstrate that the green roof is suitably designed and secures measures for on-going maintenance. The green roof will improve the biodiversity value of the site, and details comply with the Council's standards for promoting sustainable design and construction as set out in CPG3 on sustainability. The details as submitted would not have any adverse impact on the character and appearance of the host building, street scene, or the Camden Square conservation area, nor would they impact on the amenities of adjoining occupiers.

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

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

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 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.

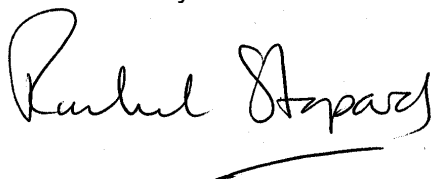
- 2 You are advised that the following conditions relating to planning permission reference 2014/2833/P dated 12/03/2015 are currently being assessed and pending decisions to be discharged:
 - Pending: 4a)b), 7, 10

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

