

Miss Charlotte Orrell
Savills
Savills
33 Margaret Street
W1G 0JD

Application Ref: **2016/6713/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

7 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Linton House
39-51 Highgate Road
London
NW5 1RT

Proposal:

Details of photovoltaic cells and green roof pursuant to planning conditions 2 & 3 of permission ref: 2015/6513/P (Variation of condition 2 (development in accordance with approved plans) of planning permission 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014 (for an additional floor at roof level to provide 7 residential flats and a ground floor extension to provide an entrance, cycle and refuse storage), to allow the following- expansion of approved roof level extensions and raising the existing parapet of the building, amended mix of residential units to provide 1x1 bed, 3x2 bed and 3x3 bed units, external alterations at ground floor level, alterations to the roof level terraces, sedum roof and plant equipment, and the introduction of winter garden structures at roof level).

Drawing Nos: 126 P5, 127 P1, 128 P1, 200 P4, 200 P5, 400 P1, Photovoltaic Installation Summary, Green Roof Build-Up Details, A100C BS Electronic Single Phase Meter, Roof Landscape & Biodiversity, SAP Calculations, ICB Photovoltaic Spec Revision F, Energy Report BR 1-7, Cover Letter.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reasons for approval:

This application is for details of photovoltaic cells and a green roof pursuant to planning conditions 2 & 3 of permission ref: 2015/6513/P at Linton House, 39-51 Highgate Road. This is a former industrial building which is now converted to residential use on the upper floors with roof extensions and commercial use at ground floor level.

The submitted details of photovoltaic cells including the type, location and a meter to monitor the renewable energy output are all acceptable and would ensure that the development provides adequate on-site renewable energy facilities.

The submitted details of the green roof including the location, species, planting density, substrate, a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof and details of maintenance would ensure that the green roof is suitably designed and maintained.

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.

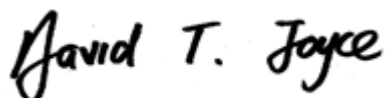
You are reminded that condition 4 (opaque covering for glazing) of planning permission 2015/6513/P is outstanding and requires details to be submitted and approved.

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



David Joyce
Executive Director Supporting Communities