

Mrs Ronit Conforti-Brinkmann
Treatment Architecture Ltd
11 Woodberry Crescent
London
N10 1PJ

Application Ref: **2016/4380/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

10 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
156 Goldhurst Terrace
London
NW6 3HP

Proposal:

Variation of condition 3 (approved plans) and removal of condition 4 (green roof) of planning permission ref: 2014/6787/P dated 07/12/2015

Drawing Nos: Superseded Plans: 11 Rev 02; 12 Rev 02; 13 Rev 02; 14 Rev 02; 15 Rev 02; 17 Rev 02

Revised Plans: 11 Rev 03; 12 Rev 02; 13 Rev 03; 14 Rev 03; 15 Rev 03; 17 Rev 03

Additional Documents: Design and Access Statement dated August 2016

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

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.



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 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 2 For the purpose of this decision, condition 3 of planning permission 2014/6787/P granted 07/12/2015 shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

The development hereby approved shall be carried out in accordance with the following approved plans: Site Location Plan 00; 01 Rev 02; 02 Rev 02; 03 Rev 02; 04 Rev 02; 05 Rev 02; 06 Rev 02; 07 Rev 02; 08 Rev 02; 09 Rev 02; 10 Rev 02; 11 Rev 03; 12 Rev 03; 13 Rev 03; 14 Rev 03; 15 Rev 03; 16 Rev 02; 17 Rev 03; Design and Access Statement dated October 2014; Basement Impact Assessment Rev 1 by ESI dated July 2014; Basement Structural Method Statement by Croft Structural Engineers dated 7th April 2014; Basement Structural Method Statement by Croft Structural Rev 1 Engineers dated 28th June 2015; Basement Structural Method Statement Rev 2 by Croft Structural Engineers dated 28th August 2015; Basement Structural Method Statement Rev 3 by Croft Structural Engineers dated 21st October 2015; Review by Ground and Project Consultants Ltd dated 16th June 2015; Method Statement by Pibworth Associates dated 18th June 2015; BIA Audit by Campbell Reith dated August 2015; BIA Audit by Campbell Reith dated October 2015; BIA Audit by Campbell Reith dated November 2015.

Reason:

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

- 3 The development hereby permitted must be begun no later than the end of three years from the date of the original planning permission 2014/6787/P dated 07/12/2015

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

Informative(s):

- 1 Reasons for granting permission:

This application seeks to remove condition 4 of planning permission 2014/6787/P dated 07/12/2015 to omit the green roof from the approved scheme. This would replace the previously approved green roof with an asphalt roof therefore requiring the variation of condition 3 (approved plans of the initial planning permission).

The proposed amendments are considered to be acceptable and do not detract from the proposed scheme, existing building or surrounding conservation area. The location of the amendments at the rear of the application building results in no impact upon the streetscene.

Notwithstanding, the full impact of the proposed development has already been assessed by virtue of the previous approval granted 07/12/2015 under planning permission ref: 2014/6787/P. In the context of the scheme, it is considered that the amendments would have a minor material effect on the approved development.

Furthermore, it is not considered the removal of the green roof would be of a detrimental impact terms of sustainability, water and drainage by virtue of the area of the green roofing concerned.

No objections have been 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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.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 development is in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP23, DP24, DP25, DP26, DP27 and D32 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.

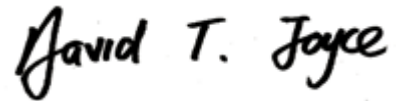
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities