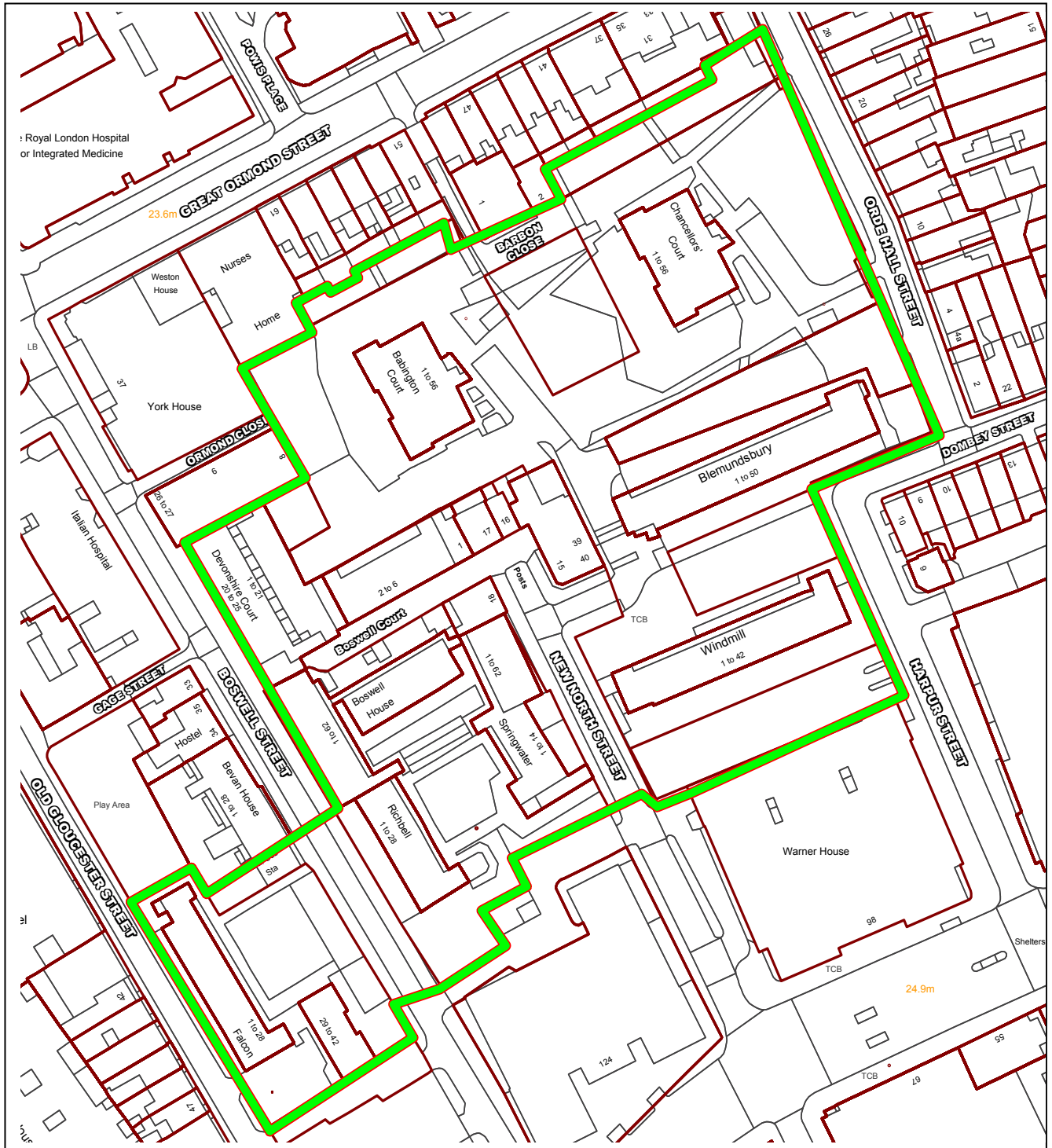


Tybalds estate WC1 2016/0617/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	5/02/2016
		N/A / attached		Consultation Expiry Date:	-
Officer			Application Number(s)		
Charles Thuaire			2016/0617/P		
Application Address			Drawing Numbers		
Tybalds Estate New North Street London WC1N			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Details required by condition 19 (green and brown roofs) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.					
Recommendation(s):		Approve details			
Application Type:		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	none					
Local group comments:	<p>Windmill Residents Association object- 'Not enough information- Drainage, Maintains, Protection of flats below.'</p> <p><i>Officer comments- The nature of this objection is not fully understood. However the Council's landscape officer is satisfied that the details are acceptable in both design, planting species used and maintenance strategy. The green roofs will not affect drainage or structure of the roofs of the buildings below. They have already been approved in principle in various locations as part of the original scheme and this condition merely requires more details of their design and maintenance to be provided. See also para 5 below.</i></p>					

Site Description

The site is a large Council estate south of Great Ormond Street and west of Orde Hall Street. Permission has recently been granted for a major CIP scheme for refurbishing and extending various blocks plus erecting new mews houses, and rearranging the internal open spaces and access roads.

Relevant History

planning permission 2013/1014/P granted on 13/05/2014 for- Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.

Relevant policies

Camden LDF Core Strategy and Development Policies 2010

CS14 - Promoting high quality places and conserving our heritage
 CS15 - Protecting and improving open spaces & encouraging biodiversity
 DP24 - Securing high quality design

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in

decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy A3 -Protection, enhancement and management of biodiversity

Policy D1 -Design

Policy CC2 -Adapting to climate change

Camden Planning Guidance 2015

CPG1 -design

CPG3 -sustainability

Assessment

1. Condition 19 states-

Full details of biodiverse living roofs and walls shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the development commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details.

2. Several types of green roofs are being used on blocks throughout the estate; the plans have been since revised to show a different variety of roof types as follows- sedum blanket systems on the new blocks of mews houses behind Great Ormond St, Blemundsbury new build, Devonshire new build; roof terraces with planters on the mews houses end blocks; biodiverse roof systems (now involving a wildflower seed mix instead of the previously proposed brown roofs) on existing blocks of Blemundsbury, Devonshire Court, Richbell, Falcon, Springwater, Windmill.

3. More details have since been provided showing the materials, species etc, justification for the roof type and species chosen, maintenance plan, and sections showing adequate depth of substrate.

4. The revised details are considered to show a range of good quality roof types across the site. All roof types have a sufficient depth of substrate, number of species and management plan to demonstrate sustainability, and promote biodiversity on the site. The details are in keeping with the wording of the condition and comply with the Council's standards for promoting sustainable design and construction and biodiversity and the requirements on sustainability set out in CPG3.

5. With regard to the objection, the roofs will retain the normal functions of a roof, so there are no issues of concern – there will be no extra watering of the roof beyond that stated in the management plan so, apart from a reduction in storm water runoff due to the infiltration and holding effects of the substrate, drainage will be as normal. The management plan contains sufficient detail to show that the roofs are viable and sustainable, and will be maintained correctly. The flats below will be entirely unaffected, as this development only applies to the roofs of the building.

6. The details are thus considered acceptable and can be recommended for approval.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th March 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Adrian Miles
Avanti Architects
361-373 City Road
London EC1V 1AS

Application Ref: **2016/0617/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

27 February 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Tybalds Estate
New North Street
London WC1N**

DECISION

Proposal:
Details required by condition 19 (green and brown roofs) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.

Drawing Nos: Covering letters dated 4.2.16 and 19.12.16; Habitat Management Plan for Tybalds estate; Bauder extensive green roof maintenance procedure rev 6 dated 4.10.11; Q37 specification for biodiverse roof; Q37 specification for sedum roof; LL434-400-0004D, 0005C; A186-A-Z2-25-102D, 1211-Z1-620D, 12026-T-XX-DE-27-001D

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

Informative(s):

- 1 You are reminded that conditions 6 (privacy measures), 29(b) (contaminated land investigation and remedial measures), 31 (CCTV), 40 (education measures contribution), 43 (highway works contribution), 44 (environmental works

Executive Director Supporting Communities



contribution) of planning permission ref 2013/1014/P dated 13/05/2014 are outstanding and require 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

Executive Director Supporting Communities

DRAFT

DECISION