

Mr Jennifer Ross
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Application Ref: **2015/7229/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Arthur West House
79 Fitzjohn's Avenue
London
NW3 6PA**

Proposal:

Details of materials, piling method statement, SUDs and bird and bat boxes required by conditions 3 (a, b, c), 8, 9 and 14 of planning permission 2014/7851/P dated 28/08/2015 (for the demolition of hostel and erection of 3 - 6 storey building and excavation of 2 storey basement to provide 33 self-contained flats for the care & well-being of older people).

Drawing Nos: Piling method statement prepared by Simplex Westpile dated 13/10/15; Microdrainage calculations x4 prepared by JNM Engineering dated 20/08/15; Bird & Bat Box Specifications dated December 2015; Sustainable Drainage System prepared by MLM dated 21 April 2016; BREEAM prepared by MLM dated 14 June 2016; Surface water drainage pro-forma dated 5/7/16; Planning, Design and Access Statement; Sheet pile method statement prepared Suttle Projects dated 24/03/2016; Information to support s.73 and condition n.3 dated February 2017; 50; 51; 52; 04 P9; 581197-SK.20160531 P2

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



Informative(s):

1 Reason for granting permission

Materials:

Revised material details were submitted following the submission of an application for a minor material amendment (ref: 2016/4256/P). The materials would include:

- Waterstruck "Olde English Grey" brick by Ibstock. Staggered stretcher bond with natural mortar jointing (tone to be fine tuned). Flush pointing to be wire brushed. Corbeling detail to lintels, cornice and string course.

- Off-white "Craft" ceramic tiles by Agrob Buchtal to window assembly in top two floors. Big profiled tile to piers with patterned small profiled tiles to lintels. Small flat tiles to window reveals.

- Composite aluminium window by Internorm. Powder coating to window frame to be background RAL colour to match mortar tones. Casement to be in off-white RAL colour.

- Balustrades finish at the main body of the building to have straight rods. Rods to top two floors to be inclined parallel to the facade. Every two rods to be close at the base and separated at the top of the balustrade. Powder coating RAL colour to be dark black/brown.

The conservation officer has confirmed the details provided are acceptable. The details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

SUDS

The applicant is proposing an attenuation tank which would restrict surface water discharge to the Thames Water combined sewer. The scheme would provide a 50% reduction on the existing peak discharge rate from a brownfield site. The Council's sustainability officer has confirmed the SUDS details are acceptable.

Piling method statement

The submitted details include a plan showing the location of the proposed piles in relation to Thames Waters assets and a method statement describing the method of installation of the sheet piles. Thames Water have confirmed that the details submitted are acceptable.

Bird and bat boxes

Eight nest boxes would be attached to mature trees around the perimeter of the site. Five open-fronted boxes would also be installed behind the louvres within the two plant enclosures on the roof. All boxes would be fitted by an experienced technician. Four boxes suitable for pipistrelle bats would be attached to two mature trees along the northern boundary of the site. The details include a maintenance schedule and Nature Conservation have confirmed that the details are acceptable.

The planning and appeal history of the site has been 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 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, CS15, CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25 and DP32 of the London Borough of Camden Local Development Framework Development Policies; and policies CC2, CC3, A3, D1, D2 of the Camden Local Plan Submission Draft 2016.

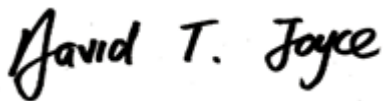
- 2 You are advised that details have been submitted for conditions 4 (landscaping), 6 (cycle parking), 7 (green roof) and 18 (chartered engineer) of planning permission granted on 28/08/2015 (ref 2014/7851/P) and are still being assessed.

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, slightly slanted style.

David Joyce
Director of Planning and Regeneration