

Mr Patrick Massey
CZWG Architects
17 Bowling Green Lane
Clerkenwell
London
EC1R 0QB

Application Ref: **2017/0308/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

13 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**4 St Augustine's Road
London
NW1 9RN**

Proposal:

Details pursuant to condition 9 of planning permission ref 2013/1210/P (granted on appeal (APP/X5210/A/13/2204277 dated 22/01/2014) for erection of a five storey building comprising 9 residential units (4 x 2 bedroom and 5 x 3 bedroom flats)
Drawing Nos: 1913-00-DR-0106 Rev C11; Flat Roof - Post Survey; PV Layout Post - Survey; As Built Installation and Output Summary; PV Slates Photos

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval.



The application seeks approval for 19x photovoltaic panels in the centre of the flat roof and an array of photovoltaic slates to the southern roofslope.

The specifications and details have been reviewed by a sustainability officer and considered acceptable. The photovoltaic panels are to be placed in the sunken central section of the flat roof and would have limited visibility from the street. The proposed slates would take up most of the southern roofslope, but would be flush with the slope of the roof and a similar colour to the surrounding tiles, and are therefore not considered harmful to the buildings appearance. The location of the tiles and panel are the same as proposed in the original application.

One objection has been received, but relates to the lack of affordable housing and is not relevant to this application for approval of details. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed details also accord with the London Plan 2016 and the National Planning Policy Framework 2012.

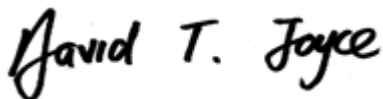
- 2 You are reminded that condition 7 (piling) of planning permission ref 2013/1210/P (decided on appeal reference APP/X5210/A/13/2204277) is outstanding and requires details to be submitted and approved.

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
Director of Regeneration and Planning