

Matt Corcoran
Argyle House
Joel Street
Northwood Hills
London
H6 1NW

Application Ref: **2017/1591/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

14 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
254 Kilburn High Road
London
NW6 2BS

Proposal:
Details required by conditions 13 (brown roof), 14 (SUDS) and 19 (access to the site) required by planning permission ref 2015/2775/P dated 22/12/2016 (for Redevelopment to provide a mixed use development, comprising the six storey of commercial space and 60 dwellings).

Drawing Nos: Access Strategy; Floor Risk Assessment June 2014 (22408); Surface Water Drainage Pro-forma dated June 2015 (22408); 3630 SK200 -, 3144_028.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting permission:

In respect of condition 13, the details submitted demonstrate that both the nature of the brown roof and the programme for a scheme of maintenance are satisfactory to ensure that the brown roof is suitably designed and maintained.



In respect of condition 14, the details submitted demonstrate that the sustainable urban drainage system is satisfactory to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

In respect of condition 19, the details submitted demonstrate that pedestrians, cyclists and motor vehicles would enter the site directly and safely from Kilburn High Road as per the existing situation.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies CC1, CC3, CC4, D1, A1 and A3 of the London Borough of Camden Local Plan 2017.

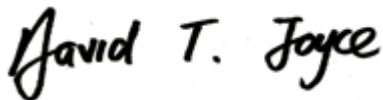
- 2 You are reminded that conditions 3 (samples), 4 (facing brickwork), 6 (landscaping), 9 (ground investigation), 10 (cycle storage), 11 (privacy), 12 (refuse and recycling), 15 (bird and bat boxes), and 18 (sound attenuation) of planning permission ref 2015/2775/P dated 22/12/2016 are outstanding and 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



David Joyce
Director of Regeneration and Planning