

Mr Tom Sykes
Burd Haward Architects
United House
North Road
London
N7 9DP

Application Ref: **2016/0475/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

9 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Adjacent to 9 Lambale Street/Lambale Street Pram Sheds/Barrington Close Boiler
House & Garages
London
NW5**

Proposal:

Details of windows, green roof, tree protection, education infrastructure, public open space, energy assessment, highways improvements and construction management plan required by conditions 3, 5, 7, 13, 14, 15, 16 and 17 of planning permission 2014/4193/P dated 31/03/2015 for 5 new residential units on 3 sites in Lambale Street and Barrington Close comprising 2 x 4 bed houses and 3 x 3 bed houses.

Drawing Nos: 1381_1200_T1, 1381_1311_T1, 1381_1200_T1, 1381_1320_T1, 1381_1323_T1, 1381_2200_T1, 1381_2317_T1, 1381_2320_T1, 1381_3200_T1, 1381_3201_T1, 1381_3219_T1, 1381_3303_T1, 1381_3315_T1, 1381_3320_T1, 1.005_O Rev 2, 1.050 O Rev 3, 1.090 O Rev 4, 1381_1101_C1, 1381_1200_C1, 1381_2101_C3, 1381_2201_C1, 1381_3201_C1, 1381_3102_C2, J42 Single Layer Polymeric Sheet Roof Covering, Q37 Green Roofs, Indicative Plant List Wildflower Mat, Maintenance Schedule for Optigreen Extensive Roofs, Optigreen Statement 08.09.16, Optigreen Datasheets for Optigreen Wildflower and Sedum Mat, Structure and Storage Fleece Type SSV 800, Combi Inspection Chamber, Vegetation Mat Type S/Acryl, Filter Fleece Type 105, Separation, Protection and Storage Fleece RMS 300 and 500, Drainage Board Type FKD 25(W) and FKD 40(W), Gravel Retainer ZP Alu 1 mm, Extensive Multi-



Layer Substrate Type E, Tree Protection Plan by Boxmoor Construction, Simon Pryce Arboriculture Report dated 3 September 2013, 14151-01B, 14154-02C, 14154-03C, 14154-04C, 14154-05C, 14154-06C, 14154-07C, 14154-10C, 14154-11A, 14154-300E, 14154-301E, 14154-302E, Design Stage Energy Strategy Report dated 30.11.15 by Ingleton Wood, Existing Street Levels and Proposed Threshold Levels for 9 Lamble Street, Existing Street Levels and Proposed Threshold Levels for 2 Lamble Street, Existing Street Levels and Proposed Threshold Levels for Barrington Close Boiler House and Construction Management Plan.

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

Informative(s):

- 1 The application relates to multiple conditions of the parent application a summary of the acceptability of each is provided below:

Condition 3: Details of the windows, doors and balconies have been provided and are considered to provide the level of detail required to ensure the development would safeguard the appearance of the premises and character of the area. The details are considered acceptable for the approval of condition 3.

Condition 5: This condition relates to details of the green roof. Sections of the green roof have been provided to demonstrate build up of planting. In terms of maintenance the applicant has confirmed sites 1 and 2 will be managed by residents which will be written into their legal agreement and site 3 will be managed by the Council's estate management team. In light of this sufficient detail have been provided for the approval of condition 5.

Condition 7: This condition relates to details of tree protection, the applicant has provided details of tree protection measures taken, these were reviewed by the Council's tree officer and it was considered that the details provided did not show tree protection measures had been adequately considered. However by this time the works had been completed. Since the work has been completed, the Council's tree section has undertaken programmed maintenance works such works are not indicative of good health or ill health. From the detail provided it is not evident that the tree would not be harmed in the long term, however given the work has now been undertaken it is considered necessary to grant the application. Should any long term damage to the tree have been harmed the Council would replace the tree as it is the Council's tree.

Conditions 13, 14 and 16: These conditions relate to financial payments to mitigate the impact of the development. The applicant have provided evidence to demonstrate these payments have been made to the Council. Condition 16 also relates to the submission of Level Plans. These have been submitted and reviewed by the Highways Engineers and are considered acceptable.

Condition 15: Requires the submission of an Energy Assessment. This has been provided by the applicant and reviewed by the Council's Sustainability section who have confirmed the information provided is sufficient for the approval of the condition.

Condition 17: Requires the submission of a Construction Management Plan(CMP). Such a plan has been submitted and reviewed by the Councils Transport and Environmental Health teams, following requests of further information, no objection is raised to the proposed CMP.

In light of the above sufficient information has been provided to approve the relevant conditions of 2014/4193/P.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The proposed details are in general accordance with policies CS5, CS10, CS11, CS13, CS14, CS15, CS16, CS17 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP16, DP17, DP20, DP21, DP23, DP24, DP26, DP31 and DP32 of the London Borough of Camden Local Development Framework.

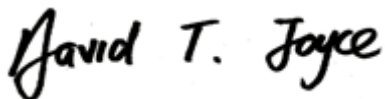
- 2 You are advised that all conditions relating to planning permission 2014/4193/P dated 31/03/2015 which need details to be submitted, have been approved.

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