

Mr Alex Whitcroft
bere:architects
73 Poets Road
London
N5 2SH

Application Ref: **2017/4994/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

2 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Camden Square / 6 Camden Mews
London
NW1 9UY

Proposal:
Submission of details as required by conditions 4 (green roof), 6 (landscaping plan) and 9 (sustainability statement) of planning permission 2017/3036/P dated 14/09/2017 for the 'demolition of garage and erection of three storey dwelling'.

Drawing Nos: Green roof build up section 1 (ref. A.G25.D17 4 Rev G); Green roof build up section 2 (ref. A.G20.N09 4 Rev E); Existing landscaping plan (ref. 442-SK061 rev A); Landscaping plan 1 (ref. 442.SK059 rev B dated 21/09/17); Landscaping plan 2 (ref. 442.SK060 rev B dated 21/09/17); Planting and hard landscaping statement (Rev B dated 21/09/17); Covering letter (dated 07/09/17); Sustainability Statement (Rev A dated 14 Aug 2017); Product specification Bauder xero flor XF118 UK native species wildflower blanket.

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



Informative(s):

1 Reason for granting permission-

The full impact and extent of the proposed development has been previously assessed. The requirements of conditions 4, 6 and 9 therefore relate purely to the submission of appropriate details in relation to green roofing; landscaping; and sustainability statement respectively.

The submitted green roof and landscaping plan details have been assessed alongside the Council's Trees and Landscaping officers. Following some minor revisions to omit non-native and invasive creepers, the landscaping plan is considered appropriate in terms of its species choice, ensuring a high standard of visual amenity. Following the submission of full section details for the proposed green roof, the details provided are considered adequate to ensure that the green roof is suitably designed and maintained. Conditions 4 and 6 may therefore be discharged.

The submitted Sustainability Statement has been assessed alongside the Council's Sustainability officers. The report details design and construction techniques to achieve a 'PassiveHouse' standard which goes beyond requirements and is greatly welcomed by the Council. The Council's Sustainability Team has confirmed that the submitted report is satisfactory and compliant to discharge condition 9. The applicant is however requested to submit a post completion certificate to evidence that Passive House standards have been met onsite.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments were received in relation to the submitted details. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square 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 CS13, CS14, CS15 and 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. The proposed development also accords with the newly adopted Camden Local Plan policies CC1, CC2, CC3, CC4, D1 and D2 as well as the London Plan 2016; and the National Planning Policy Framework 2012.

- 2 You are reminded that conditions 3(a-b) (detail of facing materials, windows, doors and gates) and 8 (compliance with Building Regulations Part M4(2)) of planning permission 2017/3036/P dated 14/09/2017 are outstanding and require details to be submitted and approved.
- 3 In order to confirm that the sustainability measures are achieved onsite, the applicant is requested to submit post-completion passivhaus certification prior to

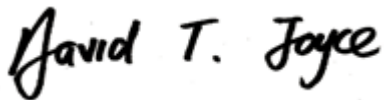
first occupation of the new dwelling.

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 Regeneration and Planning