



Application ref: 2017/0658/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 14 June 2018

**Development Management**  
Regeneration and Planning  
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John Pardey Architects  
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Lymington SO41 5SR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Clifford Pugh House**  
**5-7 Lancaster Grove**  
**London**  
**NW3 4HE**

Proposal: Details of drawings/samples of materials, sample panel showing interface of materials, tree protection, SUDS, chartered engineer required by condition 3, 4, 7, 14, and 17 of planning permission 2015/2366/P dated 27/06/2016 (for erection of six storey building to provide 15 flats (Class C3) with erection of glazed veranda, 2 gazebos, and store to garden and front boundary wall, following demolition of existing student accommodation (Class Sui Generis) and front boundary wall).

Drawing Nos: External Finishes Schedule prepared by John Pardey Architects; 1409/8303 PP01; Arboricultural Development Statement prepared by CBA Trees dated March 2015; 1409/8300 PP01; 1409/8301 PP01; 1409/8302 PP01; Surface Water Drainage Profoma prepared by Lyons O'Neill Structural Engineers dated 22/07/15; Fee proposal from Momentum Engineering dated 13 January 2016; Drainage Calculations prepared by Michael Ward; Storage Calculations prepared by Michael Ward; Surface Water Disposal Maintenance Plan prepared by Michael Ward dated October 2017

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

Informative:

1 Reason for granting permission

Condition 3 and 4

The brick would be Daas Baksteen 'Bromo' Brick with a natural flush pointed mortar; the stone cladding would be Alsecco Airtec Stone with dark brown grey aluminium window frames and natural slate for the pitched roof. The submitted details and information relating to sample materials have been reviewed by a conservation officer and are considered satisfactory to meet the requirements of the relevant condition. The materials would be in keeping with the general character of the conservation area and would safeguard the appearance of the premises and the character of the immediate area.

Condition 7

The submitted arboricultural development statement includes details of tree protection measures. The tree officer has reviewed the submitted details and the tree protection measures and method statement are considered sufficient to demonstrate that the trees to be retained both on the site and in neighbouring sites will be adequately protected throughout the development.

Condition 14

A Surface Water Drainage Profoma and a SuDS Maintenance Plan has been submitted and it is intended to control the discharge to 5 l/s in accordance with the London Plan. The storage calculations based on this requirement indicate that total storage required would be 12.3 cubic metres. The attenuation tanks would gradually release the water into the public sewer using Vortex flow control/positive pumped system. The details have been reviewed by the Sustainability officer and the submitted details demonstrate there would be limited impact on the storm-water drainage system.

Condition 17

Details of the chartered engineer including scope of their responsibilities have been submitted. The submitted details would safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with policy.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 policies CS5, CS13, CS14, CS15, CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP26, DP27 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

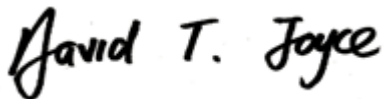
- 2 You are reminded that conditions 6 (details of the replacement trees), 8 (bio-diverse roof), 13 (bird and bat boxes), 15 (evidence that the sustainable drainage system) 16 (piling method statement) and 22 (water usage) of planning permission granted on 27/6/16 ref: 2015/2366/P are outstanding and 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

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