

Application ref: 2018/2019/P
Contact: Charlotte Meynell
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Date: 26 June 2018

Development Management
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FT Architects Ltd
Hamilton House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**51 Gower Street
London
WC1E 6HJ**

Proposal:

Details of integrated picturesque garden wall features, green roof, tree protection measures and qualified chartered engineer required by conditions 6, 10, 11 and 12 of planning permission 2016/4975/P dated 12/06/2017 (for erection of a detached single storey (above single basement level) dwellinghouse following demolition of existing garages).

Drawing Nos: 231_100_02 Rev. A - Green Roof Details; Arboricultural Method Statement Ref: 231_100_03 Rev. B - Garden Wall; FTA/51GWR/AMS/01 (prepared by Landmark Trees, dated 04/04/2018); Letter from Croft Structural Engineers (dated 19/03/2018, ref. 150214); Supporting Information to Discharge Condition 10, Application 2016/4975/P (prepared by FT Architects, received 30/04/2018); XF301 Sedum Blanket Extensive Green Roof System Specification.

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

1 Reason for granting permission:

Details of the picturesque garden wall feature, green roof, tree protection measures and qualified chartered engineer required by conditions 6, 10, 11 and 12 of planning permission 2016/4975/P dated 12/06/2017 have been submitted.

The Council's Conservation Officer has reviewed the details submitted for condition 6 and has confirmed that the revised drawings showing a garden wall bond for the brickwork are acceptable.

The information submitted for the green roof and tree protection measures to discharge conditions 10 and 11 has been reviewed by the Council's Tree Officer. The tree protection measures sufficiently demonstrate that the trees will be protected during works, and the details of the green roof are adequate to demonstrate sustainability.

With regards to condition 12, the information submitted demonstrates that the engineers (Croft Structural Engineers) appointed to oversee the temporary and permanent basement construction works at the site are members of the appropriate professional bodies and are suitably qualified to manage such works.

As such, the details provided are considered sufficient to discharge conditions 6, 10, 11 and 12.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

The proposed development is in accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP25, DP27 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

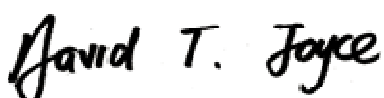
2 You are advised that conditions 5 (facing materials), 7 (maximum internal water use) and 8 (climate change adaption measures) relating to planning permission 2016/4975/P dated 12/06/2017 remain outstanding.

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