

Application ref: 2018/1256/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 23 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

SHH Architects
1 Vencourt Place
Ravenscourt Park
W6 9NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17 Branch Hill
LONDON
NW3 7NA

Proposal:

Details of windows / materials and green roof required by conditions 3 and 10 of planning permission 2015/3377/P dated 27/04/2017 (for erection of part 2 and part 3 storey plus basement single family dwelling (following demolition of existing) with plant room, swimming pool).

Drawing Nos: (779)451_C01; (779)450_C01; (779)SHH34_PL01; (779)SHH33_PL01; (779)SHH32_PL01; (779)SHH31_PL01; External Materials Schedule PL01; Bauder 230; Email from Pawel Nawojczyk dated 11/7/18; (779)SHH35_PL01

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

Informative(s):

- 1 Reason for granting permission:

Detailed drawings of typical windows and sliding doors (as well as the guillotine window) have been provided. The external render would be SilikonTop K1.5, colour 0894 and the timber cladding would be Golden oak. The submitted details

have been reviewed by Conservation who has confirmed the details are sufficient to safeguard the appearance of the host property and the character of the conservation area.

Following concerns with the limited biodiversity of the green roof, revised details were provided. The green roof would be made of up to 35 species selected from the system supplier's catalogue (Bauder). These would be taken from the offered ranges available from the system rather than from one genera. The system provides sedum plug plants, along with perennial plug plants and native species. These would be selected to provide differentiation in height as well. The submitted details have been review by the Council's tree officer who has confirmed the revised planting scheme would enhance the biodiversity of the site and that the green roof would be suitably maintained.

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.

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 Planning (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 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.

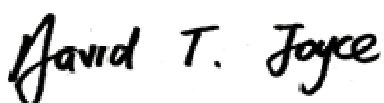
- 2 You are reminded that conditions 11 (internal water use) of planning permission granted on 27/04/2017 ref: 2015/3377/P is outstanding and require details to be submitted and approved.

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