

Application ref: 2016/0801/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 10 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Arthur West House
79 Fitzjohn's Avenue
London
NW3 6PA

Proposal:

Details of green roof required by condition 7 of planning permission 2014/7851/P dated 28/08/2015 (for demolition of hostel and erection of 3 - 6 storey building and basement to provide 33 self-contained flats and ancillary extra-care and support facilities).

Drawing Nos: 276/4405a; 276/4295e; 276/4406a; Landscape Management Plan Revision 3 prepared by Camlins dated 21 June 2016; LL489-300-0002; LL489-300-0081 Rev 1; 276/4230e; Caledonian Pebbles specification sheet; Fatra product guarantee; Biodiverse roof specification (Eco green roofs); Sedum blanket green roof specification (Eco green roofs)

Informative(s):

1 Reason for granting permission

The details of the green roof have been reviewed by the tree officer. The details are considered sufficient to demonstrate that the green roofs would enhance the biodiversity of the site and are suitable for the site. The maintenance plans are considered sufficient to demonstrate that the scheme would be sustainable.

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

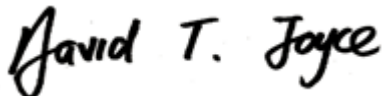
- 2 You are advised that all conditions relating to planning permission granted on 28/8/15 ref 2014/7851/P which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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