

Application ref: 2018/3533/P
Contact: Gideon Whittingham
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

2A Conway Street
London
W1T 6BA

Proposal: Variation of conditions 2 (approved plans), 5 (plan showing details of the green roof) and 6 (1.8 metre high privacy screen) of 2013/8002/P dated 13/12/2013, allowed at appeal (APP/X5210/A/14/2222767) dated 27/05/2015 and later varied by minor material amendment (2015/6686/P) dated 08/04/2016 (for erection of roof extension with rear roof terrace in connection with the use of the second and third floor as a residential flat), namely alter extent of sedum coverage at third floor level.

Drawing Nos: Proposed: RHG 2B; RHG 4 (PLAN AND SECTION AA ROOF)
Superseeded: RHG 2A

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission, reference ref: APP/X5210/A/14/2222767 (2013/8002/P) granted 27/05/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 REPLACEMENT CONDITION 2 -

The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 000-P1; 201-P1; 202P1; 210-P1; 211-P1; 301-P1; 302-P2; 303-P2; 310-P2; 311-P2; 312-P2; 320-P2; RHG 2B; RHG 3A; RHG 4 (PLAN AND SECTION AA ROOF); RHG 4A; RHG 5A; RHG 6A.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 REPLACEMENT CONDITION 3 -

All new external work shall be carried out in materials that in colour and texture resemble, as closely as possible, those of the existing building, unless otherwise specified in the approved application;

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

4 REPLACEMENT CONDITION 5 -

The development shall not be implemented other than in accordance with the details of the green roof, including species, planting density, substrate hereby approved or other such details which have been submitted to and approved in writing by the local planning authority.

The green roof shall be fully provided in accordance with the approved details prior to first occupation, and thereafter retained and maintained in accordance with the approved scheme of maintenance;

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies C1 and A2 of the Camden Local Plan 2017.

5 REPLACEMENT CONDITION 6 -

The development shall not be implemented other than in accordance with the details a 1.8 metre high privacy screen to the south eastern boundary of the terrace hereby approved or other such details which have been submitted to and approved in writing by the local planning authority.

The screening shall be installed in accordance with the details thus approved prior to commencement of use of the roof terrace and shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

6 REPLACEMENT CONDITION 7 -

The roof (depicted on plan RHG 3 as 'water permeable surface') to the front and side of the roof extension shall not be used as an amenity space. It shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

7 REPLACEMENT CONDITION 8 -

Prior to the first occupation of the extension the window at second floor level on the south east elevation of the building shall be obscurely glazed and fixed shut and thereafter maintained in that condition;

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

8 REPLACEMENT CONDITION 9 -

The 'Lifetime Homes' features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996

which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

4 Reasons for granting permission.

The proposal would reduce the coverage area of green roof approved as per conditions 2 and 5. The need for amendment is a result of the previous amendment of roofing materials from zinc to lead (lead may cause the run off to be toxic to the Sedum in the roof). The proposal therefore involves reducing the size of the green roof and ensuring it is separate in terms of water catchment from the area into which the lead roof will run off onto. This is considered suitable for the site and to address the toxicity issue of the run off.

With regard to condition 6, the species of bamboo has been provide and would be installed of a sufficient height to comply with the condition.

For completeness, Condition 4 has been omitted as per the variation ref: 2015/6686/P dated 08/04/2015, which changed the roofing material from zinc to lead and was not considered to harm the appearance of the building.

The nature and extent of the amendments, by virtue of their position and proximity to neighbouring residential properties would not result in detrimental harm to the existing or extant amenity levels enjoyed.

A comment was received prior to making this decision regarding the use of the front and side roof as an amenity space, this area shall be restricted from such use by a suitable replacement condition.

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.

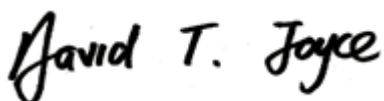
As such, the proposed development is in general accordance with policies A1, A3, D1, CC1, CC2, CC3 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2018.

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



David Joyce
Director of Regeneration and Planning