

Mr Gavin Challand
Gavin Challand
8a Baynes Mews
London
NW3 5BH

Application Ref: **2016/0790/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

4 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to rear of 100a & 102 Fellows Road,
Kings College Road,
London
NW3 3JG**

Proposal: Details of external facing and roofing materials, foundation designs, material samples, hard and soft landscaping, retention of trees, cycle storage, refuse storage and green roof as required by conditions 3, 4, 5, 7, 8, 9, 10 & 11 of planning permission 2014/0586/P granted on 14/07/2014 for the Erection of building comprising basement, ground and first floor for use as a single family dwelling.

Drawing Nos: 1534_D_600 (Rev D); 1534_D_601 (Rev D); 1534_D_602 (Rev C); 1534_D_603 (Rev C); 1534_D_690; 1534_D_691; 1534_L_010; 1534_L_121 (Rev C); 1534_L_130 (Rev B); 1534_L_131 (Rev B); 1534_L_132 (Rev B); 1534_L_133; 1534_L_141 (Rev B); 1534_L_190; 1534_L_191; 1534_L_195 (Rev A); 1534_L_196; Wall details (dated January 2016); D_010_P4; D_011_P4; D_012_P3; D_100_P2; D_101_P2; D_102_P2; Unnumbered plan (tree hoarding); Tretac Horticultural report (undated); Sky Garden Data Product Sheet; Sky Garden Filter Fleece Product Sheet; Sky Garden Maintenance Guidance and Contract; Sky Garden Protection Fleece Product Sheet; Sky Garden Bio diverse Mix Substrate Product Sheet; Cover Letter dated 11 February 2016

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



Informatives:

1 Reasons for discharging conditions:

The submitted information in relation to the details of external facing and roofing materials, foundation design, sample materials, hard and soft landscaping, tree protection, cycle storage, refuse storage and green roofing are considered to be acceptable and satisfy the requirements of Conditions 3,4,5,7,8,9,10 & 11 of planning permission 2014/0586/P on 28/04/2015 by way of appeal (ref: APP/X5210/W/14/3000546).

Condition 3 - The submitted details satisfactorily demonstrate that the facing materials are suitable in relation to the host building and surrounding area in terms of colour texture and texture as are the window, staircase and balustrade materials. This includes potential change through weather and external air conditions.

Condition 4 - The submitted foundation designs adequately details the foundations of the proposed building in relation to the existing and proposed levels of the site and the surrounding land including trees.

Condition 5 - Samples of materials of the external surfaces of the building have been submitted and demonstrate to be appropriate and suitable.

Condition 7 - The submitted details on landscape design sufficiently show acceptable hard and soft landscaping and suitable planting for the site.

Condition 8 - The details submitted are sufficient to demonstrate the trees on neighbouring sites will be adequately protected during development. This includes the method of deconstructing and reconstructing the retaining wall and the details ensure trees on neighbouring sites will not be adversely affected.

Condition 9 - The provided details on cycle parking is considered sufficient in relation to both cycle parking standards and its impact upon the surrounding area. It will involve one proposed Sheffield stand with a cantilevered canopy providing 2x cycle parking spaces.

Condition 10 - The submitted details of waste and recycling storage are acceptable. The storage details meet the Council's waste and recycling storage standards in terms of their size, layout and accessibility.

Condition 11- The details satisfactorily demonstrate the sustainability of the green roof. It will provide a broad range of species and plant types considered to enhance the biodiversity of the site. The maintenance plan is considered adequate to demonstrate the scheme will be sustainable.

The full impact of the proposal has been assessed. The proposed details are considered acceptable and would not have a harmful impact on the appearance of the host building, streetscene, conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS11

and CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP17, DP25 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies 6.9, 7.4 and 7.6 of the London Plan 2016; and paragraphs 17, 29, 30-25, 56-66 of the National Planning Policy Framework.

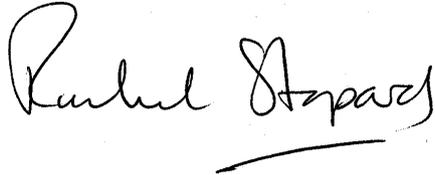
- 2 The applicant is advised that all conditions which require details of planning permission 2014/0585/P dated 28/04/2015 have been discharged.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities