

Application ref: 2018/5630/P
Contact: Kristina Smith
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Date: 10 April 2019

Development Management
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Vorbild Architecture Limited
31C Cantelowes Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
63 Hillfield Road
London
NW6 1QB

Proposal: Details required by conditions 4 (materials), 6 (details of engineer), 9 (cycle store), 11 (green roof) and 13 (SUDS) of planning permission ref. 2017/4326/P (dated 31/10/2018) for Erection of new single storey (plus basement) building fronting Achilles Road comprising 1 x 3-bed unit (Class C3) with front lightwell; Conversion of existing building from 2 to 3 flats (3 x 2-bed); erection of single storey rear/side infill extension and rear dormer; enlargement of existing basement level and front lightwell; creation of new access off Agamemnon Road; hard and soft landscaping works.

Drawing Nos: A-(40)-027 (Rev A); A-(40)-028 (Rev A); A-(40)-029 (Rev A); A-(40)-030 (Rev A); WILDFLOWER BLANKET XF118; A-(40)-016 (Rev A); A-(40)-017 (Rev A); A-(40)-018 (Rev A); A-(40)-019 (Rev A); A-(40)-020 (Rev A); A-(40)-021 (Rev A); A-(40)-022 (Rev A); A-(40)-023 (Rev A); A-(40)-024 (Rev A); A-(40)-012; A-(21)-020; A-(21)-021; A-(21)-022; A-(21)-023; SuDS strategy calculation report (prepared by Innervision Design Ltd, dated April 2019)

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Condition 4 (materials)

The proposed brickwork and railings have been reviewed by a Design officer. The design of the railings and gate have been simplified in order to achieve consistency with boundary treatment elsewhere in the local area and be more complementary to the modern new building. The brickwork is found to be acceptable.

Condition 6 (details of engineer)

An email from the appointed engineer has been provided confirming their responsibility throughout the build. The engineer holds relevant qualifications suited to the site constraints in line with the Council's CPG.

Condition 9 (cycle store)

Three cycle stores would provide accessible, covered and secure storage for a sufficient number of cycles. This remains acceptable in line with the consent.

Condition 11 (green roof)

The proposed green roof has been reviewed by the Council's Tree and Landscaping officer and is found to be of sufficient quality, including adequate substrate depth and variety of species, to contribute to the biodiversity and overall SUD strategy of the site.

Condition 13 (SUDS)

A SUD strategy has been provided that comprises primarily sedum roofs with additional capacity provided by rainwater harvesting with water butts. The strategy includes an appropriate maintenance plan. The SUDS demonstrates an improvement to the drainage across the site compared to the existing situation for the 1:100 year flood event.

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. In light of the above, conditions 4, 6, 9, 11 and 13 may be discharged based on the submitted details.

As such, the proposed development is in general accordance with policies A1, A3, T1, T2, CC1, CC2, D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are reminded that condition 5 (hard and soft landscaping) of planning permission ref. 2017/4326/P (dated 31/10/2018) are 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 paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer