

Application ref: 2018/5826/P
Contact: Charlotte Meynell
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Date: 1 May 2019

Development Management
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Box Architects
1 Foundry Square
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**18-20 Elsworthy Road
London
NW3 3DJ**

Proposal:

Details of condition 6 (green roof) and condition 10 (sustainable urban drainage system) of planning permission 2014/5413/P dated 30/03/2015, (as amended by 2016/2041/P dated 09/11/2016; 2018/1957/P dated 01/06/2018; and 2018/3612/P dated 25/10/2018) for demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units and associated works; namely alterations to the green roofs.

Drawing Nos: Site Location Plan (03)03; Proposed Green Roof Area (03)42 Rev. A; Proposed Basement Level Drainage Layout 17587-C001 Rev. C7; Proposed Ground Level Drainage Layout 17587-C002 Rev. C6; Proposed Drainage Construction Details 17587-C003 Rev. C6; Proposed Drainage Schedules 17587-C006 Rev. C3; Design Note (prepared by Taylor + Boyd, dated 20 March 2019); Design Note (prepared by Taylor + Boyd, dated 2 July 2018); Design Note (prepared by Engenuiti and edited by Taylor + Boyd, dated 02/07/2018); Surface Water Calculations Ref. 17587 Elsworthy storage (prepared by Taylor + Boyd, dated 11/07/2018); Surface Water Management Strategy Report (prepared by Taylor + Boyd, dated March 2019).

Informative(s):

1 Reasons for approving details:

Details of the green roof and sustainable urban drainage system required by conditions 6 and 10 of planning permission 2014/5413/P dated 30/03/2015 as amended by application 2016/2041/P dated 09/11/2016; 2018/1957/P dated 01/06/2018; and 2018/3612/P dated 25/10/2018 have been submitted.

The information submitted for the green roof to discharge condition 6 has been reviewed by the Council's Tree Officer. The details of the green roof are sufficient to demonstrate that the green roofs would enhance the biodiversity of the area.

With regards to condition 10, the submitted information confirms that the proposed discharge rate of the system to be installed would accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change. The Council's Sustainability Officer has confirmed that the submitted information is satisfactory and compliant with the Council's requirements.

As such, the details provided are considered sufficient to discharge conditions 6 and 10.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

The proposed development is in accordance with 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 reminded that condition 2a (gates and ventilation grilles only) of planning permission ref: 2014/5413/P dated 30/03/2015 as amended by application 2016/2041/P dated 09/11/2016; 2018/1957/P dated 01/06/2018; and 2018/3612/P dated 25/10/2018 are outstanding and require details to be 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.

Daniel Pope
Chief Planning Officer