

Application ref: 2017/4242/P
Contact: John Diver
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**195 Fordwych Road
London
NW2 3NH**

Proposal:

Submission of details as required by conditions 4 (sound insulation); 5(a) (soil contamination investigation report); 6 (cycle storage); 8 (green roof); 9 (compliance with Part M4(2)); and 11 (refuse and meter storage) of planning permission 2016/6284/P (dated 23 March 2017) for the 'Extension and subdivision of single family dwellinghouse into no.3 self-contained units...'

Drawing Nos: dMFK_2039_A100_P5; dMFK_2039_A110_P4; dMFK_2039_A5000_A; dMFK_2039_A5200 (rev B); dMFK_2039_A5500; dMFK_2039_A8000_A; dMFK_2039_A8001_A; dMFK_2039_A8002_A; dMFK_2039_Wall and Floor Acoustic Values; Contaminated Soil Report Desk Study (ref. 001DMFK110 dated 07 July 2017); Wesson Environmental Intrusive Soil Investigation report (dated Jan 2018); Wesson Environmental Remedial methodology report (dated Jan 2019); Green Roof Design and Maintenance Statement (rev A - dated Sept 2017); GF Plan with Part M4(2) Mark-up (A100_P5); Noise and Vibration survey (ref. 16208-002).

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

Informative(s):

1 Reason for granting permission-

The impact and extent of the proposed development has been previously assessed. The requirements of outstanding conditions 4, 5(a), 6, 8, 9 and 11 therefore relate purely to the submission of details in relation to sound insulation; soil contamination investigation; cycle storage provision; green roof details; compliance with Part M4(2) and refuse storage (respectively) only.

(4) Noise insulation

Full details of sound insulation measures have been provided including specifications for separating wall build-ups, separating floor build-ups, cavity wall and dormer insulation measures, as well as full specification for glazing system and acoustic seals. These have been reviewed by the Council's Noise Officer who has confirmed that details are sufficient to demonstrate that the amenities of the future occupiers of the development will be protected in line with adopted noise thresholds. Condition 4 may therefore be discharged.

(5a) Soil Investigation

Full details of a soil investigation have been submitted and reviewed by the Council's Environmental Health (Contaminated land) team. This report found that contaminants were present within exposed top soils, owing to the sites proximity to railway cutting, triggering the need for remediation work to be planned and carried out. It was confirmed that the report provided, was adequate to discharge the first section of this condition (5a). However, given the presence of contaminants, in order for this condition to be fully discharged, a remediation report as well as a verification report that demonstrates that such remediation has taken place on site is also required.

Following exchange of feedback, an additional remediation strategy (RS) was produced and submitted. Whilst officers have accepted the methodology outlined in the RS, the second part of the condition (B) cannot be discharged until the final verification report is produced. After further discussions with the applicants, their preference was for the first part of the condition to be discharged with a second submission to follow. In light of the trigger for the condition and the risk posed to future occupants, an informative has been attached that such a RS should be submitted within a 3 month period, or enforcement action will be taken.

(6) Cycle storage

Details have been submitted for the covered storage of 5 cycle spaces as required by condition 6. Four of these spaces would be provided in external, covered stores of timber construction and one would be provided at GF level. All spaces would be step free. Given the scale of the development, the proposed provision is considered acceptable in this instance. The proposed external stores would be designed in a manner which would not result in harm to the character and appearance of the host property or streetscene. Condition 6 may be discharged based upon submitted details.

(8) Green roof

Following the submission of revisions, full details of an extensive green roof with a substrate depth of 100mm and a wildflower blanket seeding have been submitted. These details are supported by a proposed management strategy. The details have been reviewed alongside the Council's Landscaping officers and are considered to adequately demonstrate that the green roof is suitably designed and maintained. Condition 8 may be discharged.

(9) Part M4(2)

Plans of the ground floor unit have been submitted which have been annotated to demonstrate compliance with Part M4(2) of the Building Regulations Approved Document M. These details have been reviewed by the Council's Building Control (Access) officer and it was confirmed that the internal layout of the GF unit would provide flexibility for the accessibility of future occupiers and their changing needs over time as required by condition 9. This condition can therefore be discharged.

2 11 (refuse and meters)

Full details of the proposed refuse and meter stores located within the front garden of the property have been submitted. The proposed enclosure would be constructed of steel frame and timber batten external appearance and would have capacity for no.3 240lt bins, with additional 55lt recycling bins provided internally. It is also noted that additional recycling storage would be provided in front of the meters within this enclosure. The submitted details are considered sufficient to discharge condition 11.

As such, the proposed details are in general accordance with the requirements of policies A1, A3, A4, D1, C6, CC1, CC2 and T1 of the LB Camden Local Plan (2017). The details also accord with the now superseded DP17, DP22, DP23, DP24, DP26, DP28 and D32 of the LB Camden Local Development Framework Development Policies. The details also accord with the London Plan (2016) as well as the NPPF (2019).

3 You are reminded that condition 5(b) (land contamination remediation strategy and verification report) planning permission 2016/6284/P (dated 23 March 2017) remains outstanding and requires details to be submitted and approved.

Please be aware that should details in relation to the above not be provided within a 3 month period from the date of this decision, the Director of Supporting Communities will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 centered on the page. The signature is fluid and cursive, with the first letter 'D' being particularly large and prominent.

Daniel Pope
Chief Planning Officer