

Application ref: 2019/1252/P
Contact: Laura Hazelton
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Date: 9 August 2019

Development Management
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ABP Architectural Services Ltd
7 The Crossway
Mottingham
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land adjacent to Pegasus Court
105 St. Pancras Way
London
NW1 0RA**

Proposal:

Details required by conditions 4 (Brickwork sample), 5 (Tree protection), 7 (Hard & Soft Landscaping details), 8 (Water efficiency measures), and 9 (Cycle storage) of planning permission granted on 22/06/2016 (reference 2015/2810/P) for the erection of a single storey, 1-bed dwellinghouse.

Drawing Nos: BS-3 rev. A, ABP-LAPC-70 MS-O, Eurobrick drawings titled Figure 1, 2, 3, 4, 6 dated March 2016, Issue 01 dated April 2013, Ibstock Leicester Red brick, Europoint Brick Red Mortar, Tree Protection Method Statement dated February 2019, ABP-LAPC-70 TP-0, ABP-LAPC-70 TP-1, Tree root protection / Load Platform Geocell detail sheet, Bauder product datasheet dated January 2018, Bauder SDF Mat Drainage datasheet dated January 2018, Bauder XF201 Sedum system datasheet dated January 2018, ABP-LAPC-70 LP-0, ABP-LAPC-70 LP-1, Green roof maintenance plan dated April 2019, ABP-LAPC-70 LP-2, Water efficiency - code for sustainable homes dated February 2019, Part G Compliance Report dated 23 April 2019.

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

Informative(s):

1 Reason for granting permission-

Detailed drawings have been submitted of the proposed cycle parking facilities which would consist of a single Sheffield stand with space for two cycles. The cycle stand would be installed within a secure and covered cycle locker with step free access to the public highway. The store complies with Camden's guidance, and the Council's Transport Officer has confirmed the submitted details are sufficient to discharge condition 9.

Following a request for additional information to discharge condition 8, a report has been submitted demonstrating that the proposed development shall achieve a maximum internal water use of 104.8 litres/person/day, and 5 litres/person/day for external water use. The details submitted are sufficient to discharge condition 8, and an informative will be added reminding the applicant that these targets must be complied with.

The submitted hard and soft landscaping, green roof and tree protection details have been reviewed by the Council's Trees and Landscaping Officer who has confirmed that the landscaping and green roof would be high quality and sustainable. The tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012. As such, conditions 5 and 7 can be discharged.

Details of the proposed brickwork have been provided demonstrating the proposed colour, texture, face-bond and pointing. The brick would be a 1bstock Leicester Red slips with brick red mortar in keeping with the local architecture and is considered high quality and appropriate in this context.

The Council's Conservation Officer has assessed the proposed brickwork and mortar and confirmed they would ensure an acceptable quality and standard of design.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the character of the surrounding area or on neighbouring amenity.

As such, the submitted details are considered acceptable and are in general accordance with policies DP17, DP22, DP23 and DP24 of the London Borough of Camden Local Development Framework Development Policies and policies CS11, CS13, CS14, and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are reminded that the development is required to achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use, in perpetuity.
- 3 You are advised that all conditions relating to planning permission ref. 2015/2810/P granted on 22.06.16 which need details to be submitted, have

been 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