

Application ref: 2019/2886/P
Contact: Jonathan McClue
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Date: 1 October 2019

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Tasou Associates Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-11A Swain's Lane &
109-110 Highgate West Hill
London
N6 6QX**

Proposal:

Details of ground floor timber fins, green roof, east building commercial layout, and external lighting to partially discharge conditions 2(d) (timber fins for ground floor only), 10 (commercial layouts for east building only), and discharge conditions 8 (green roof) and 19 (external lighting) of planning permission ref 2013/6674/P dated 06/08/2014 (as varied by 2016/6010/P, 2017/0529/P and 2017/6643/P) for: the erection of two part 2/part 3 storey mixed use buildings.

Drawing Nos: DD-145; DD-146; EW110 Rev C; EL-01 Rev A; Maintenance Schedule for Wallbarn M-Tray Green Roof Systems; External Lighting Schedule; M-Tray Modular green roof system; Standard sedum species - 2014; CL-002 Rev C.

The Council has considered your application and decided to approved details:

Informative(s):

- 1 Reasons for approving the details.

This application seeks partial discharge of conditions 2(d) (timber fins for

ground floor only) and 10 (commercial layouts for east building only) and full discharge of conditions 8 (green roof) and 19 (external lighting). The order of the planning conditions has been varied by minor-material amendments, including 2016/6010/P, 2017/0529/P and 2017/6643/P.

Condition 2d - The ground floor timber fins would be wrapped in the same approved copper cladding as the second floor timber, which has been discharged and as in situ. These details are considered to be acceptable and would safeguard the appearance of the premises and the character of the immediate area.

Condition 8 (green roof)- The details relates just to the green roof. Green wall details have been discharged under the landscaping details. Full details of the green roof have been provided, including maintenance. The Council's Sustainability Officer welcomed the details as they exceed the coverage over the original approval. The details are considered acceptable and would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

Condition 10 (east building) - The details of the commercial building are acceptable and would ensure that suitable retail facilities are provided.

Condition 19 - The external lights fall within industry recommendations for both colour temperature (K) and brightness (Lumens). All external lights are 3000k, which is a 'warm white' colour temperature. Full details of the position, specification in terms of luminance and typical design of fixtures in respect of external lighting has been submitted. The details are considered acceptable are ensure a satisfactory standard of visual amenity and a safe secure environment.

Condition 6 was removed from the application, as the details have already been discharged and superseded by planning application 2018/5902/P. Reference to 'green walls' was removed from the 'proposed' wording as the details are already discharged.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The Dartmouth Park CAAC made a written representation and objected regarding the plantings to form the green walls. These details have been removed from the application so the objection is therefore not relevant. As such, the proposed details are in general accordance with policies D1, D2, CC1, CC2, CC3, A3, TC1 and C5 of the Camden Local Plan 2017.

- 2 The following conditions of planning permission ref 2013/6674/P dated 06/08/2014 (as varied by 2016/6010/P, 2017/0529/P and 2017/6643/P) are outstanding and require details to be submitted and approved: 5 (partial), 13 and 15.

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