

Application ref: 2019/4688/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 4 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
71 Falkland Road
London
NW5 2XB

Proposal: Details pursuant to condition 4 (metal cladding) and 6 (green roof) of planning permission ref. 2017/4567/P (dated 21/5/19) for demolition of ancillary storage area (A1) and erection of single storey dwelling house (1-bed) (C3) behind retained facade fronting Montpelier Grove

Drawing Nos: FR-SK-01; FR-SK-02; FR-SK-03; Bauder Flora 3 Seed Mix; General Maintenance information; Bauder XF301 Sedum System (January 2018)

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting

Full details of the green roof have been submitted in accordance with requirements of Condition 6. The Council's Tree and Landscaping officer has reviewed the details and whilst the substrate depth is less than what is typically sought, it is considered to be acceptable in this instance given the limited extent of the green roof. A maintenance plan has been provided to ensure a long lasting and visually attractive roof.

Manufacturer's information on the aluminium cladding has been submitted in relation to Condition 4. Whilst the condition stipulated a sample, the provided information is sufficient. The anthracite grey aluminium is considered to be an appropriate material and colour for the context and desired character, which is distinctly non-domestic.

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.

As such, the proposed details are in general accordance with policies G1, A1, A3 D1, D2, CC1, CC2 and CC3 of the Camden Local Plan 2017.


- 2 You are advised that all conditions relating to planning permission ref.2017/4567/P granted on 21.05.18 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer