

Application ref: 2019/0167/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 11 October 2019

Development Management
Regeneration and Planning
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Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to rear of 125-133 Camden High Street
facing Arlington Road
London
NW1 7JR**

Proposal: Details of waste storage (condition 4), cycle storage (condition 6), security measures (condition 7), solar thermal panels (condition 8), slab levels (condition 9) and green roof (condition 10) of planning permission ref: 2012/6351/P dated 28/02/2013, for 'Variation of conditions 4 (design & method of waste storage and removal), 6 (cycle storage), 7 (security measures), 8 (solar thermal panels), 9 (slab levels) and 10 (green roof) of planning permission dated 10/03/10 (Ref:2000/2228/P) for development of existing car park area facing Arlington Road by the erection of a part three, part four-storey building to provide nine residential units (2 x studio, 1 x one-bedroom, 4 x two-bedroom and 2 x three-bedroom, namely to permit the specified details to submitted prior to commencement on the relevant part of the development as opposed to pre-commencement'.

Drawing Nos: Waste storage (condition 4): Strategy Document: Refuse & Recycling Waste Management Rev.E ref: 1654-DOP-RF by Vivendi Architects dated 23/09/2019, Refuse and Recycling Methods document by Vivendi Architects, 1654-DOC-02-00_Rev.DOC3, 1654-DOC-03-01_Rev.DOC2, 1654-DOC-04-01_Rev.DOC1, 1654-DOC-DT-04_Rev.DOC1, 1654-DOC-DT-05_Rev.DOC1 & 1654-DOC-SCH-06_Rev.DOC2.

Cycle storage (condition 6): Gas Assisted Two Tier Rack Space Requirements (unnumbered) dated 04/12/2018, Gas Assisted Two Tier Rack - Informaiton Sheet

(unnumbered) & 1654-DOC-02-00_Rev.DOC3.

Security measures (condition 7): Email from Jim Cope (Design Out Crime Officer) to Vivendi Architects dated 01/02/2019.

Solar thermal panels (condition 8): Solar PV specification document (unnumbered) by Bauder, Electrical Services Specification by MWL ref: J2372_Rev.T2, PVSYST V5.74 dated 13/07/2018, B181750PV-20180713_Rev.A, D0000-00W_011-001, SAP 2009 Worksheet Design Draft document & Buildings Regulations Compliance for Multiple Dwellings document

Slab levels (condition 9): 1654-DOC-04-00-A1, 1654-DOC-03-02-A1, 1654-DOC-03-01-A1 & 1654-DOC-03-00-A1.

Green roof (condition 10): Vegetation for Extensive & Biodiverse Green Roofs document by Bauder, Technical Data Sheet - Bauder DSE40 Drainage and Protection Layer by Bauder dated 10/04/2010, Technical Data Sheet - Bauder Biodiverse Substrate (FLL Compliant) by Bauder dated 10/07/2015, Bauder Bituminous Roofing Systems document ref: 10/4744, Habitat Management Plan for New-Build Residential Scheme by Bauder, NBS SECTION Q37 - Description of Works Ref: B181750 by Bauder & D0901/03-00W_0-4Deg_200-ExtInt-S-DB_001.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting permission:

Details have been submitted in respect of the following: waste storage (condition 4), cycle storage (condition 6), security measures (condition 7), solar thermal panels (condition 8), slab levels (condition 9) and green roof (condition 10).

Details of food waste disposal, waste storage, waste and recycling methodologies, and a waste and recycling management document have been provided. These have been assessed by the Council's Principal Environmental Services Officer, who confirms acceptability of the details.

Proposed floor plan and elevational details for a gas assisted two tier bike rack system have been submitted. Under condition 6, there is a requirement to provide 9 cycle parking spaces, the two tier joster would provide 20 spaces, above the current London Plan requirement of 13 spaces. This is supported by the Council's Transport Officers.

Meeting notes with the Council's Secured by Design Officer (dated 09/05/2018) have been supplied. The Secured by Design Officer is satisfied with the meeting notes and details presented. He states that the scheme has the potential of achieving 'Secured by Design Gold' accreditation, and encourages the applicant to continue to liaise with him throughout the development process.

A brochure, product specification, photovoltaic layout plan and section and connection details have been provided for the development. These details have been assessed by the Council's Sustainability Officers and are considered to be acceptable.

Elevations and sectional details were submitted to demonstrate the slab levels of the development, which are considered to be acceptable.

Details of vegetation species, substrate, drainage and a management plan have been submitted to demonstrate the green roof details. These are considered to be acceptable, and Landscaping/Trees Officers raise no objections to the details.

On the basis of the above, the details as presented are considered to be acceptable.

The proposed development is in general accordance with CS5, CS11, CS13, CS15, CS16, CS17, CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP18, DP22, DP23, DP24, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2012/6351/P dated 28/02/2013 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 grid background.

Daniel Pope
Chief Planning Officer