

Application ref: 2019/4644/P
Contact: Josh Lawlor
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Date: 31 October 2019

Development Management
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Projection Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
78 Malden Road
London
NW5 4DA

Proposal:

Details of windows (Partial approval of Condition 5), waste storage (Condition 6), living roof (Condition 8) and tree protection measures (Condition 9) of ref. 2019/0658/P dated 05/07/2019 for 'conversion of existing two-flat building into 1x 2bedroom flat; 1x 1bedroom flat and 1x 3bedroom flat; erection of single storey rear extension at ground floor level; formation of amenity terrace at upper ground floor level; alterations and replacements'

Drawing Nos: A01-C Green roof detail, Wlaburn Sedum Maintenance Programme, 78 Malden Road Arboricultural Method Statement & Tree Protection Plan dated 14/02/2019, 78 Malden Road Tree Protection Plan, A01-C Waste Storage, Misuma Ltd windows order and W-02-C

Informative(s):

1 Reason for granting approval:

The proposal seeks to partially discharge condition 5 (windows) and fully discharge condition 6 (waste storage), condition 8 (living roof) and condition 9 (tree protection measures) of 2019/0658/P dated 05/07/2019.

The proposed details of windows pursuant to planning condition 5, have been

submitted and include the window type, design, materials and reveal. The windows would harmonise with the character and appearance of the building and wider terrace.

The proposed waste storage details pursuant to planning condition 6, have been submitted and have been designed to provide adequate space for the temporary storage of all types of waste with sufficient space for the separation and temporary storage of all recycling, food waste and residual waste. The location for the waste storage is considered accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity.

Details of the living roof required by condition 8 have been submitted. The details include a detailed scheme of maintenance, sections at a scale of 1:10 at A3 with manufacturers' details and full details of planting species and density. The Council's Tree Officer has reviewed this information and concluded that all the details that have been provided will enable the green roof to be sustainable and thus the condition may be discharged.

Condition 9 required details demonstrating how trees to be retained shall be protected during construction work to be submitted for approval. The tree protection details submitted are considered sufficient to demonstrate that the trees to be retained will be adequately protected from damage throughout development in line with BS5837:2012. It is therefore recommended that this condition be discharged.

No objections have been received. The planning and appeal history of the site has been taken into account when coming to this decision. The full impact of the scheme has already been assessed. The proposal complies with policies G1, CC1, CC2, CC3, CC5, D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017. The proposal also complies with the London Plan 2016 (as amended) and NPPF 2019.

- 2 You are advised that condition 5 (windows and doors) of ref. 2019/4644/P is partially approved, details of the front door would need to be submitted should the door be replaced at a later date. There are no other conditions outstanding on the original planning permission.

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