

Application ref: 2019/4505/P
Contact: Laura Hazelton
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Date: 11 November 2019

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Mr Matthew Pigott
G V A Grimley Ltd
65 Gresham Street
LONDON
EC2V 7NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
210 Euston Road
London
NW1 2DA

Proposal:

Detailed drawings and samples and green roof details as required by conditions 3 and 9 of planning permission reference 2018/3309/P (dated 04/01/2019) for the 'Erection of single storey roof extension to the existing office building (Class B1) and the provision of flexible retail and leisure floorspace (Classes A1/D2) on the ground and lower floors, with associated refurbishment, elevational alterations at ground and first floor, replacement windows, installation of plant, cycle facilities and storage'.

Drawing Nos: Discharge of Planning Condition ref: 2018/3309/P documents dated August 2019 and September 2019 prepared by tatehindle, Proteus Waterproofing pro-living wildflower plug plants document dated November 2019, Proteus Waterproofing pro-living biodiverse substrate dated July 2019 and Green Roof Specification dated 07/11/2019.

Informative(s):

- 1 Reason for granting permission

Detailed drawings and proposed materials for the ground and first floor front elevation, shopfronts, new roof extension and rear service entrance have been

submitted to discharge condition 3. The details have been reviewed by the Council's Principal Design Officer who has confirmed that the details and samples would ensure a high standard of design in keeping with the design intent of the originally approved scheme. The façade stone cladding would be Portland stone at ground and first floor with grooved Portland stone panels between floors ground and first floor, and between fourth and fifth floor. At street level, a grooved flamed granite plinth would be installed, while to the upper levels, elements of Giallo Veneziano Granite which pick up on the existing cladding material would be used. To the ground floor rear elevation, the service entrance would be finished in aluminium panels with a decorative mesh. The details would safeguard the appearance of the premises and the character of the immediate area, and as such, condition 3 can be discharged.

Details of the green roof including proposed species, planting density, maintenance programme, substrate and section drawing demonstrating that adequate depth is available in terms of the construction and long term viability of the green roof have been submitted to discharge condition 9. The details have been reviewed by the Council's Tree Officer who has confirmed the details are sufficient and adequately demonstrate that the development has undertaken reasonable measures to take account of biodiversity and the water environment.

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 building, wider streetscene or on neighbouring amenity.

As such, the submitted details are in general accordance with policies A1, A3, CC2, CC3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 11 (details of PV panels) of planning permission granted on 04/01/2019 under reference 2018/3309/P) are outstanding and require details to be submitted and 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



Daniel Pope
Chief Planning Officer