

Application ref: 2019/2221/P
Contact: Charles Thuaire
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PRP
Ferry Works
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Approval of Details Granted

Address:

**Vacant site adjacent no 11 Crogsland Road
London
NW1 8HF**

Proposal:

Details required by conditions 2 (design/materials), 3 (sample panel), 5 (lighting fixtures), 6 (landscaping), 12 (roof plant), 16 (PV cells), 17 (bird/bat boxes) and 19 (green roof) of planning permission ref 2015/0921/P dated 07/07/2016 (for Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre on the ground floor and 38 extra-care residential flats on the upper floors, plus roof terraces, communal gardens and minibus parking).

Drawing Nos: Material schedule ref 06-01 rev F dated 2.5.19; 20552-E-312 rev T2, 20552-E-206 rev T2, 20552-E-100 rev T2, 20552-M-506 rev T2; 4286-P-01 rev C; AA4796C-6022 rev A, AA4796C-4037 rev I, AA4796C-4038 rev M, AA4796C-4039 rev D; AL4796C-3000, AL4796C-3101, AL4796C-3102, AL4796C-3201, AL4796C-3202, AL4796C-3401, AL4796C-3402, AL4796C-3403; Luminaire schedule rev 4 dated 8.3.19; plant noise assessment by Energist UK dated 1.3.19; Ecological enhancement plan and BREEAM assessment dated April 2019 by Greengage

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

Conditions 2 (design/materials), 3 (sample panel) - the materials schedule and the design development that has resulted in changes to the rear balustrade and windows, roof top plant and additional louvres have no significant effect in altering the design quality of the consented scheme. The design and material details are considered to be high quality and acceptable.

Condition 5 (lighting fixtures) - the details submitted show various lights at roof level and around the courtyard forecourts and gardens. The roof ones will not be visible from ground level and thus have no visual impact on the building. The garden ones are discreet and considered acceptable in their design, location and visual impact on the overall site.

Condition 6 (landscaping) - the details submitted have been assessed by the Council's landscape officer and are considered to be high quality and satisfactory in enhancing the site's visual appearance and biodiversity.

Condition 12 (roof plant) - the plant is low-rise and does not need any acoustic or visual screening; however it is placed in only 2 areas of the roof and set back from the edge. It will be barely visible from the street or ground level and is acceptable in its visual impact on the overall building.

Condition 16 (PV cells) - the PV panels only minimally exceed the perimeter parapet height and are set back from the edge; they will thus be barely visible from the street or ground level and are acceptable in visual impact on the overall building. The 130 panels will be metered and will provide sufficient energy to meet the scheme's approved sustainability credentials.

Condition 17 (bird/bat boxes) - the details submitted have been assessed by the Council's ecologist and are considered to be satisfactory in providing new species habitats and enhancing biodiversity.

Condition 19 (green roof) - the details submitted have been assessed by the Council's landscape officer and are considered to be satisfactory in enhancing biodiversity.

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 and streetscene, or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that, in order to comply with condition 8 (tree protection details) of planning permission dated 07/07/16 ref. 2015/0921/P (which was discharged on 23/01/19 under ref. 2018/5524/P), the hard and soft landscaping within the Root Protection Areas of retained trees in the courtyard area shall be carried out under Arboricultural clerk of works attendance.

- 3 You are reminded that conditions 30 (SMP) and 31 (2nd part re BREEAM review) of planning permission dated 07/07/2016 ref 2015/0921/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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer