

Application ref: 2019/5283/P  
Contact: Sofie Fieldsend  
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Date: 22 January 2020

**Development Management**  
Regeneration and Planning  
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Mr Aris Kontogiannis  
1A Muswell Hill  
London  
N10 3TH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**51 Alma Street**  
**London**  
**NW5 3DH**

Proposal:

Details pursuant to conditions 5 (materials and detailed drawings) and 6 (green roof) of planning permission ref. 2019/0756/P dated 18/04/19 (erection of ground and first floor extensions to the rear).

Drawing Nos: 03\_402; 03\_403 Rev.A; 03\_404 Rev.B; 03\_405 Rev.B and 03\_420.

Informative(s):

1 Reason for granting consent:

Condition 5 requires detailed drawings including sections at 1:10 of all windows (including jambs, head and cill) and fenestration samples. The proposed aluminium for the fenestration is acceptable as it noted by the officer that there is no consistency on the rear elevations of this street. Satisfactory drawings of the windows and manufacturers specifications of the material have been provided. The details are considered to safeguard the appearance of the premises and the character of the immediate area. Condition 5 can therefore be approved.

Condition 6 requires full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The Council's Tree Officers have assessed the submitted details and found them satisfactory to ensure that a high quality sustainable green roof will be installed. It is considered that the development undertakes reasonable measures to take account of biodiversity and the water environment. Condition 6 can therefore be approved.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

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

- 2 You are advised that all conditions relating to planning permission 2019/0756/P dated 18/04/19 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer