

Application ref: 2019/5955/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 31 March 2020

**Development Management**  
Regeneration and Planning  
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Cruxarch Limited  
Stable House  
50 West Street  
Hertford  
SG13 8EZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Rear of 82 Fortune Green Road  
London  
NW6 1DS**

Proposal:

Details of condition 3 (materials and screen), 4 (cycle storage), 6 (landscaping), 7 (green roof) and 9 (energy statement) of planning permission 2018/4008/P granted on appeal on 03/07/2019, for the erection of a 3-bed dwellinghouse to the rear of 82 Fortune Green Road, fronting Rose Joan Mews following demolition of the single-storey restaurant storage area.

Drawing Nos: 1762-L01, 1762-L02 REVA; 1762-D01; 1762.PLN.25.11.19; Stroma U-value Calculator - Version 0.92; STRO018227; Energy Assessment by Pebble Energy dated 19 November 2019; Maintenance Programme dated 10.03.2020 by A G Mitchell Architect; Water calculations by The Water Calculator; Sustainability Statement by Pebble Energy dated March 2020.

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

Informative(s):

- 1 Reasons for granting approval-

Condition 3- the proposed materials of yellow stock brickwork clad in white render and of natural slate on the roof are considered to be appropriate in this context with the neighbouring buildings. The proposed privacy screen using an

obscure glazed balustrade is considered acceptable. The proposed metal railings is considered to be a suitable material in terms of appearance and quality. The proposed materials are considered to preserve the character and appearance of the proposed building and wider area.

Condition 4 - The proposed cycle store would provide covered, accessible and secure parking for 2 bicycles in line with the Council's requirements and would be sited in an appropriate position, set back from the road and would not be to the detriment of the surrounding streetscene.

Condition 6 - The landscaping plan shows permeable paving with charcoal border and a boxed hedge planting in 350mm wide planting bed. The details are acceptable and sufficiently demonstrate an appropriate hard and soft landscaping arrangement.

Condition 7- The details of the green roof, including a detailed scheme on maintenance, sections at 1:20 with manufacturer's details demonstrating the construction and materials used and full details of planting species and density, are acceptable. They adequately demonstrate that the development will include appropriate measures to take account of biodiversity.

Condition 9 - details are required of energy efficiency measures & reduction of CO2 emissions by at least 19% below the levels required by Part L of Building Regulation 2013. The submitted energy statement demonstrates that the use of photovoltaic panels on the roof, plus low energy fittings and thermal insulation, would achieve a carbon emission reduction of 20.13%. The PV panels are acceptable in design and location. This demonstrates that the building would be energy-efficient in compliance with the requirements of condition 9 and Local Plan policy.

The full impact of the proposed development has previously been assessed.

As such, the proposed details are in general accordance with policies A1, A2, A3, CC1, CC2, CC3, D1 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2018/4008/P that was allowed on appeal on 03/07/2019 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer