

Application ref: 2019/3831/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 28 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Create Design Ltd
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

73A Maygrove Road
London
NW6 2EG

Proposal: Details of site investigation (part discharge of Condition 7), waste storage (Condition 8) and living roof (Condition 10) required by planning permission 2016/5498/P dated 11/06/2019 for Erection of 4 storey building comprising 4 flats (3 x 2bed and 1 x 1bed), including balconies at ground, first and second floor levels on the southern elevation and associated cycle and bin stores.

Drawing Nos: 219-CDA-ZZ-XX-DR-90-A-0933 rev 01; 219-CDA-ZZ-XX-DR-21-A-0601 rev 04; 219-CDA-ZZ-03-DR-20-A-0104 rev 03; Waste Strategy; Gas investigation report prepared by Herts & Essex Site Investigations dated 03/02/2020; Phase I Site Investigation prepared by Wesson Environmental dated July 2019; Phase II Environmental Report prepared by Herts & Essex Site Investigations dated July 2019; Green Roofs General Maintenance Information Extract from Bauder; Product Data Sheet Extract from Bauder dated January 2018.

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

Informatives:

1 Reason for granting permission-

Details of site investigation (partial discharge Condition 7), waste storage (Condition 8) and living roof (Condition 10) required by planning permission 2016/5498/P have been submitted as part of the application.

Condition 7 (partial discharge Site investigation).

A phase 1 investigation and phase 2 environmental written report and an additional report in the form of a site and gas investigation report have been submitted following discussions with the Council's Environmental Health Officer (Pollution). These documents have been reviewed and the recommendations for the requirement of further gas monitoring and assessment have been agreed by the Environmental Health officer. The information is sufficient to part discharge this condition with further site investigation work still required to be submitted and approved prior to the commencement of any works on site and then any remediation measures (if necessary) detailed in a written report to be submitted prior to occupation.

Condition 8 (waste storage).

A Waste Strategy Document and ground floor plan showing the location of the refuse has been submitted to discharge details of the location, design and method of waste storage and removal including recycled materials.

The refuse would be stored within a separate storage area, with direct access onto Maygrove Road to the front of the site. This is considered to be the optimum location and sufficient space is provided for the bins of the 4 new residential flats.

Condition 10 (living roof).

The details of the green roof have been submitted to show an increased substrate of 80mm to ensure a more diverse roof and enhanced biodiversity could be achieved. The Council's Tree Officer has reviewed the information and is satisfied with the details.

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 G1, CC1, CC2, CC3, CC5, A1, A3, A4, and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 7 (site investigation and remediation measures) of planning permission 2016/5498/P granted on 11/06/2019 are outstanding and require details to be submitted and approved.

Details of all windows (condition 3a) and facing materials (condition 3b) required by planning permission 2016/5498/P dated 11/06/2019 had been submitted and are pending consideration by the Council.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer