

Application ref: 2020/1393/P
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Base Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
87 Gower Street
London
WC1E 6AF

Proposal:

Details of foundation details, landscaping, lightwell, façade treatment, green roof and cycle storage required by conditions 4, 5, 6, 8ab, 9 and 10 of planning permission ref 2019/3564/P dated 11/02/2020 (for demolition of existing rear structure at ground floor level and erection of single storey rear extension with a green roof, partial glass cover over rear lightwell and cycle storage within existing front vault, landscaping in the rear garden). Drawing Nos: 104 00; P20349-D000 P01; P20349-D001 P01; P20349-D002 P01; 106 00; 108A 00; 108B 00; 109 00; 110 00; RIEFA Green Roofing Solutions Manufacturer specifications; Sedum Varieties 2013-2014; CCL 10469/ TPP Rev: 1.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval:

Condition 4 requires details of building foundations and layout, in order to safeguard the impact of development on existing trees. The details submitted are considered comprehensive and demonstrate that the method of construction would not result in harm to the existing trees. Tree officers have

reviewed the information provided and considered it sufficient to discharge condition 4.

Condition 6 requires details of hard and soft landscaping and means of enclosure. The details submitted illustrate different areas of planting with a variety of plants to include bamboo screening, climbers, flower beds and potted plants. The existing Flagstone flooring would be retained and repaired and the existing timber boarding will be removed which is accepted. The garden would have some wooden benches for the amenity of future occupiers of the building. The proposed details would ensure the development achieves high quality landscaping which would contribute to the visual amenity and character of the area. Tree officers have reviewed the information provided and considered it sufficient to discharge condition 6.

Condition 8a requires details of the proposed lightwell screen and method of fixing and 8b requires manufacturer specification details of all new facing materials. The details provided in relation to the lightwell would be appropriate for the host building and would not harm its appearance and character. The materials proposed are considered to complement the building and would fit in with the character of the area. Conservation officers have reviewed the information provided and considered it sufficient to discharge condition 8a and b.

Condition 9 requires details of the living roof. The details provided show a green roof would be able to accommodate a wide variety of Sedum species and would support biodiversity and water attenuation. Tree officers have reviewed the information provided and considered it sufficient to discharge condition 9.

Condition 10 requires details of a secured and covered cycle storage area. The cycle parking was agreed to be located in the front vaults. The proposed details show vertical cycle racks which are considered acceptable in this instance due to existing site constraints. The storage area should be served by a wheeling ramp on the stairs; however due to the site constraints, Grade II listing of the building, and location of the staircase, this was not accommodated. Transport officers have reviewed the information provided and considered it sufficient to discharge condition 10.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on neighbouring amenity, appearance of the host building or character of the conservation area.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, D1, D2, T1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions in relation to planning permission 2019/3564/P dated 11/02/2020 have now been discharged.

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 'DP', is centered on the page.

Daniel Pope
Director of Economy, Regeneration and Investment