

Application ref: 2020/5298/P
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Quod
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages**

Proposal: Details required for the discharge of condition 34 (Solar PV and green roofs) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: Aspen Court roof plan; Aspen Villas roof plan; Grafton Terrace roof plan; Feasibility Study - Renewable Energy & Biodiversity prepared by Bouygues dated 6th October 2020; Email from Quod confirming minimum substrate depth dated 28/01/2021

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission

A feasibility study and roof plans have been submitted. The feasibility study examines the provision of green roofs alongside PV panels. The study recommends a self-vegetating/hydro-seeded biodiverse roof installed in the margins bordering the PV arrays and in the areas in between where spacing of solar panels will allow healthy growth via access to daylight and protection from wind. This would be a low maintenance option which would provide a lightweight extensive, substrate-based biodiverse roof. The recommended strategy would provide approximately 682m² of biodiverse roof alongside 458m² of solar photovoltaic panels in accordance with the original consented scheme.

An option which would have maximised the extent of the green roof was discounted because of structural and cost implications. The applicant has confirmed that the substrate would be at least 80mm deep which complies with the Council's minimum requirements. The details have been reviewed by Sustainability and are considered acceptable. The details demonstrate that the development would provide adequate on-site renewable energy facilities and would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (facing brickwork), 14 (Cycle storage), 17 (detailed drawings and material samples), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and renewables plan - post construction review) 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P are outstanding and require details to be submitted and approved.

Details have been submitted for 8b (ground investigation), 21 (Home Quality Mark), 26 (level plans), 28 (local employment), 7 (SUDS), 17 (detailed drawings and material samples), 29 (local procurement), 31 (energy efficiency and renewables plan), 22 (CMP relating to construction phase), 39 (Substation) and 10 (hard and soft landscaping) and these are currently being assessed.

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 centered on the page.

Daniel Pope
Chief Planning Officer