

Application ref: 2017/6126/P
Contact: Samir Benmbarek
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Date: 22 August 2018

Development Management
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The Lodge
First Avenue
Auckley
Doncaster
DN9 3QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**152-156 Kentish Town Road
London
NW1 9QB**

Proposal: Details as required by condition 10 (balustrading); condition 13 (green/living roof); condition 14 (sound insulation); condition 15 (commercial sound insulation and condition 23 (air quality) of planning permission ref: 2016/1372/P dated 21/11/2016 for the replacement of existing building with a four storey (plus basement) mixed use building comprising retail (A1 Use Class) at ground and basement level and office space (B1 Use Class) and Dental Practice (D1 Use Class at first floor level) with 8x residential units (5x2bed and 3x3bed) on upper floors

Drawing Nos: 16059: D.o.C 10; D.o.C 13. B171039_LTF-001; Bauder Flora 3 Seed Mix; Bauder Product Datasheet (Bauder XF118 Wildflower Blanket); Bauder Vegetation for Extensive and Biodiverse Green Roofs; Bauder Technical Datasheet; Bauder Product Datasheet (Bauder Flora Seed Mix Range); Bauder Biodiverse Systems (XF118) Maintenance Information. Air Quality Notice: 152-156 Kentish Town Road, Camden (July 2017) by Air Quality Consultants (Ref: J2499).

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

Informatives:

1 Reason for granting permission:

Condition 10: The submitted drawings satisfactorily demonstrate that the proposed balustrading at first floor level (along the front terrace) has been set back by at least 1.0m from the boundary of No. 150 Kentish Town Road. The distance between the balustrading and the boundary is 1.18m.

Condition 13: The submitted details include a maintenance plan, details of its construction and materials used, sections at scale of 1:20 demonstrating the substrate depth and planting details providing the species used. These submitted details were found to be acceptable by officers and adequately demonstrate that the development will include appropriate measures to contribute to diversity at the site.

Condition 14: The submitted details demonstrate that the measures taken for enhanced sound insulation between different types of rooms within the proposed dwellings are acceptable. This is upon review by the Council's Environmental Health Officer. The amenity of occupiers of the development would not be adversely affected.

Condition 15: The submitted details demonstrate that the measures taken for sound insulation between the commercial and residential parts of the development are acceptable. This is upon review by the Council's Environmental Health Officer. The amenity of occupiers of the development would not be adversely affected.

Condition 23: The submitted details demonstrate reasonable methods and conclusions within the air quality assessment for the non-residential areas of the development. The submitted details have been reviewed by the Council's Sustainability Officer who raises no objection.

The submitted details are considered sufficient to discharge condition 10, 13, 14, 15 and 23 of planning permission 2016/1371/P dated 21/11/2016.

As such, the proposed details are in general accordance with policies CS5, CS13, CS14, CS14 and CS16 of the London Borough of Camden Development Framework Core Strategy and policies DP22, DP23, DP24, DP26, DP28 and DP32.

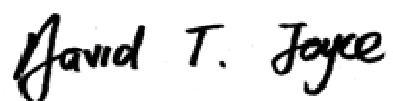
2 You are advised that conditions 2, 5, 6, 8, 11, 12, 16, 17, 19 of planning permission 2016/1372/P dated 21/11/2016 that require details are yet to be discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large, stylized 'D' and 'J'.

David Joyce
Director of Regeneration and Planning