

Application ref: 2021/3701/P
Contact: Kristina Smith
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Date: 13 September 2021

Development Management
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Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
108-110 Kilburn High Road
London
NW6 4HY

Proposal:
Details of green roof and cycle parking as required by conditions 4 and 6 of planning permission ref. 2021/0492/P (dated 18/05/2021) for Conversion of third floor at no.108 from solicitor's office (Class E) to 2-bed flat (Class C3), accessed via rear of no.110, and associated alterations to the front and rear elevations plus provision of green roof over existing roof at first floor level.

Drawing Nos: 108KHR-PP2-01 (Rev A); 108KHR-PP2-02

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

Informative(s):

1 Reasons for granting -

The proposed cycle parking facility accommodates 8 cycle spaces which is the total required by the planning permission related to this approval of details application for 2 cycles, together with the 6 cycle spaces associated with a prior approval application (ref.2021/0610/P) for the same site. Whilst the facility would be located on a flat roof at first floor level and would not be step free, the

provision is considered to be preferable to no provision at all. The facility would be of a sufficient size to accommodate the 8 cycles as well as being secure and protected from the elements.

The green roof would have a sufficient substrate depth (75mm) and comprise a good variety of species to ensure improved visual amenity and site drainage. A maintenance plan has been provided to promote longevity. The full impact of the proposed development has already been assessed.

As such, the details are in general accordance with policies, CC1, CC2, CC3 and T1 of the Camden Local Plan and it is recommended that Conditions 4 and 6 are discharged.

- 2 You are advised that all conditions relating to planning permission ref. 2021/0492/P 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 2021.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer