

Application ref: 2021/3841/P
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Date: 12 October 2021

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Tetra Tech Planning
11th Floor, 1 Angel Court
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

156 West End Lane
London
NW6 1SD

Proposal:

Details of living roofs required by condition 13 of planning permission 2019/4140/P dated 14th July 2021 which itself varied conditions 2, 9, 33, 44 and 46 of planning permission 2015/6455/P dated 23rd June 2017 (for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings, flexible non-residential use, employment floorspace and community meeting space in buildings ranging from 3 to 7 storeys).

Drawing Nos: Green roof report and specification by Green Infrastructure Consultancy dated 14 July 2021, letter from Iesis Special Structures Limited dated 7 October 2021.

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

Informative(s):

1 Reasons for granting approval-

Condition 13 required the submission of full details of biodiverse, substrate-based extensive living roofs. The submitted details have been reviewed by the Council's Nature Conservation Officer who has confirmed that the design and

planting scheme would maximise and enhance the strategic wildlife corridor and would reflect the local conditions and species of interest. The proposed specification is very good with regard to ecology, and following the submission of further details regarding the construction and structural capacity, the Nature Conservation Officer has confirmed that condition 13 can be discharged.

The full impact of the proposed development has already been assessed.

As such, the submitted details are sufficient to ensure that the development undertakes reasonable measures to take account of biodiversity and the water environment, in accordance with policies A3 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2)), 11 (lighting strategy), 15 (details of hard and soft landscaping), 17 (west building piling method statement), 24 (evidence of water use), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) and 47 (Fire statement) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 3 (proposed slab levels), 14 (details of bird and bat boxes) and 35 (building vibration details), and are under consideration.

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



Daniel Pope
Chief Planning Officer