

Application ref: 2021/2657/P
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Date: 14 October 2021

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Lambale Street
London
NW5 4AB

Proposal: Details required by conditions 5 (green roof), 7 (tree protection), 8 (cycle storage) and 9 (Preliminary Risk Assessment) of planning ref 2019/6436/P granted on 28/10/2020 for change of use of existing B1a/B8 use to form 2x 2bed flats (C3), together with alteration to the existing ridge height and other alterations.

Drawing Nos: Cover letter, 0072_30_10 Rev A, 0072_30_11, Haybase: Lightweight Green Roofs That Last, Ad-hoc & Routine Care Packages, Ecological Features and Components for Green Roofs, Phase I Desk Top Study Report produced (ARC Environmental Ltd. Ref: 21-422, dated May 2021), Appendix 1, Appendix 2, Site Sensitivity Map - Segment A13, EA/NRW Suitability Map - Slice A, Urban Soil Chemistry Arsenic - Slice A, Historical Town Plan - Segment A13, Historical Map - Segment A13, Historical Map - Slice A, Historical Map - Slice A, Russian Map - Slice A (Received, 28/05/2021) 0072_30_60 Rev A (Received, 16/08/2021)

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

Informative(s):

- 1 Reasons for granting approval of details:

Condition 5 - the details demonstrate that the proposed green roof would comprise a 100mm substrate, information about the species and the installation and maintenance process. The submitted details are considered acceptable and would satisfy the requirements of condition 5 and ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

Condition 7 - details submitted shows that existing T1 and T2 would be retained. They would be protected by hoarding before any materials or machinery are brought onto the site, and before any demolition or development commences. The submitted details would ensure that the development would not have an adverse effect on existing trees.

Condition 8 - details show that the cycle store is located to the east 'wing' of the building. The proposed location would be secure and benefit from step free access. It would provide 4 cycle spaces. Given the site constraints and circumstances, the provision is considered acceptable in this instance. Therefore it is considered that the development provides adequate cycle parking facilities.

Condition 9 - a Phase 1 Desk Top Study Report produced by ARC Environmental Ltd. (Ref: 21-422, dated May 2021) was submitted. The Council's Land Contamination Officer considers the report demonstrates a low risk of land contamination adversely affecting future site users as such has recommended the condition for discharge. The details are considered to protect future occupiers of the development.

As such, the proposed details are in general accordance with policies A1, A2, A3, D1, D2, G1, T1 and DM1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (materials) and 6 (PV panels) of planning permission 2019/6436/P granted on 28 October 2020 are outstanding and require details to be submitted and 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



Daniel Pope
Chief Planning Officer