

Application ref: 2022/0473/P
Contact: Josh Lawlor
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Date: 10 May 2022

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Gunn Associates
The Barn
High Street
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TN7 4AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Raglan Street
London
NW5 3DB**

Proposal:

Details pursuant to Condition 4a (Detailed Samples & Drawings), 5 (Living Roof) and 9 (Remediation Strategy) of planning permission reference 2019/4825/P dated 27/02/20 (for extension and change of use of existing day centre to create 6 residential dwellings comprising the demolition of the existing first floor conservatory and new first floor extension; two storey extension onto Anglers Lane; conversion and extension of the roof space; and other works.

Drawing Nos: Remedial Strategy and Verification Plan. Jomas Associates Ltd. Ref: P1528J1393/MW Final v2.0, dated 13.04.2022, 692A.SD.004A-PLANNING CONDITION 4a, 692A.SD.005A-PLANNING CONDITION 5.

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

Informative(s):

1 Reasons for approval:

In relation to condition 4 (design details), the applicant has provided detailed drawings in respect of all new sash windows (including jambs, head and cill), ventilation grilles, external doors, bin stores and railings and gates. The

submitted details are acceptable in terms of materials, design and context and are appropriate to the building.

In relation to condition 5 (green roof details), the applicant has provided a detailed scheme of maintenance, sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used, and details of sedum species. The substrate depth is sufficient to ensure the sustainability of the twelve varieties of sedum species proposed. The submitted details are acceptable in appearance and biodiversity.

In relation to condition 9 (land contamination), the Council's Contaminated Land Officer has assessed the Remediation Strategy document and concludes that it is considered acceptable detailing the requirement for 600mm cover in private garden areas and 450mm in soft landscaped areas if present. The ground gas risk assessment is considered to be acceptable and no unacceptable risk from ground gases is present. As such part A and B of condition 9 can be discharged. Condition 9 can be fully discharged following the submission and review of part C the verification report.

As such conditions 4 and 5 can be discharged and condition 9 can be partially discharged. The details are in accordance with the requirements of policies D1, D2, CC1, CC2, CC3, A1 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 9 Part C (Verification report) of planning permission ref. 2019/4825/P is outstanding and will 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