

1PB (2020/5762/P)



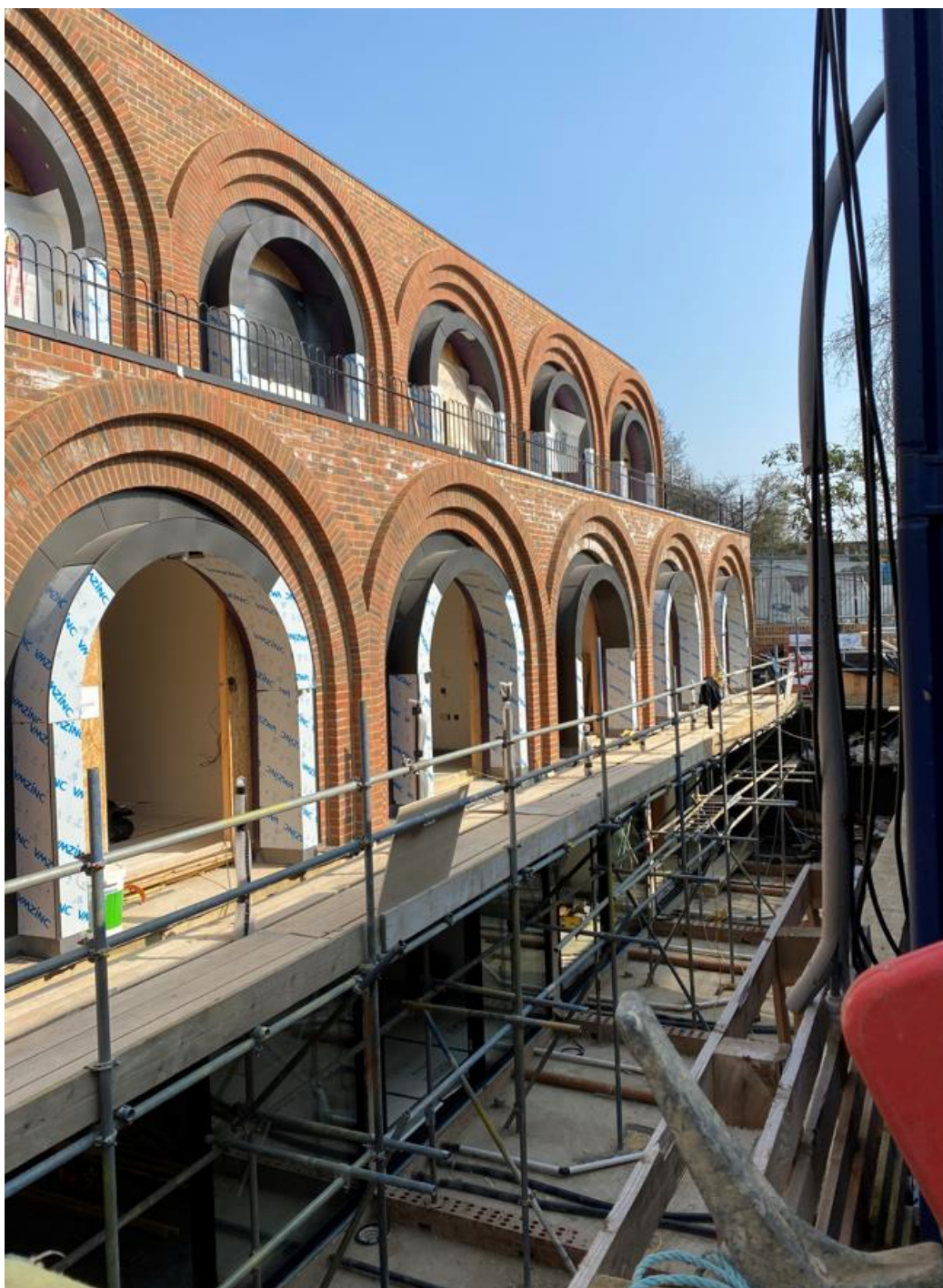
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138-140 Highgate Road (2020/5762/P)

Site photos



Elevation of development fronting Highgate Road showing railings to balconies at upper ground floor level



Elevation of development fronting Highgate Road including lower ground floor (still under construction)



Elevation of development fronting College Lane

Delegated Report		Analysis sheet		Expiry Date:		04/02/2021	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elaine Quigley				2020/5762/P			
Application Address				Drawing Numbers			
138-140 Highgate Road London NW5 1PB				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of materials (Condition 3), landscaping (Condition 7), privacy screens (Condition 10), garden and balcony screening (Condition 11), water efficiency measures (Condition 13), water usage (Condition 14), PV details (Condition 28), air quality (Condition 29), sustainable urban drainage (Condition 31) and SuDS implementation (Condition 32) of 2018/1528/P dated 09/07/2019 (for: Demolition of petrol station and MOT centre at 138-140 Highgate Road and erection of a three storey terrace building to provide 6 x 4 bedroomed dwelling houses with gardens at lower ground, ground and upper ground levels together with associated landscaping.)							
Recommendation:		Grant approval of details					
Application Type:		Approval of Details					

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	None			
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	1 letter of support received from resident at 129 South End Close complimenting the sensitive and considered design. Request to include a plaque situated on the gate, fencing or paving to detail some of this rich history? It would be an asset to Camden to commemorate the importance of this area and the way to enrich the new structure by giving it a context.			
Dartmouth Park Conservation Area Advisory Committee (CAAC) and Chetwynd and Twisden Roads Residents Association (RA)	<u>Dartmouth Park CAAC</u> A letter of objection was received on behalf of Dartmouth Park Conservation Area Advisory Committee (CAAC). Their comments can be summarised as follows: <ul style="list-style-type: none"><u>Landscape/railings</u> Proposed design of spindly boundary railings does not relate or complement the existing railings with plain spikes on either side of the Grove Terrace Squares. Rather than 'match' the building design they should integrate and crucially match the diameter of existing railing uprights. We note that the applicant in their letter wishes to release condition 3 (a) but has not provided these important details. <p><u>Officer's response: Please see section 2.1 below</u></p> <p>Relevant to Condition 7 is Condition 9 where trees were supposed to be protected in situ. Two almond trees were dug up during excavation works and set aside in containers. We understand one tree died which should be replaced. There is no indication on plan where they are to be re- planted, which they should.</p> <p>Although plain trees welcomed in the public space it is not clear whether this is a 'wish list' or who would implement planting and eg maintain hedging along the railings.</p> <p><u>Officer's response: Please see sections 2.16 and 2.7 below</u></p> <ul style="list-style-type: none"><u>Boundary walls</u> Proposed boundary wall details along Highgate Road. This wall should crucially reunite in line and materials (granite setts) with the northern Grove Terrace London Square, contrary to proposed details shown on Drwg no. 0067_LS_003. <p><u>Officer's response: Please see section 2.12 below</u></p> <p>Re-instating public footpath at points of previous access to garage Who is responsible for the lifting of the old vehicular access route to the petrol station? Especially important to ensure disability access to the pavement route.</p>			

Officer's response: Please see section 2.15 below

- **College Lane footpath**

We are mystified why changes to College Lane floorscape are proposed as part of this scheme as this is a public footpath, not in ownership of the applicant. If it is to be considered as part of Section 106 funding then consideration should be given to the visual impact of the entire College Lane, an important part of the conservation area walking corridor. If York stone is to be considered it should be second hand York stone as was re-introduced in Chetwynd Road, and extend to the existing single bollard in line with the end of the Denyer House boundary wall.

Proposal for three bollard 'kissing' gate. There is no details. If bollards are to be considered they should be St Pancras type to conform to the Streetscape Design Manual conservation section. They should be sited, not at the commencement of the private housing but replace the single bollard at the Denyer house boundary wall up to where York stone should be laid.

Officer's response: Please see section 2.13 and 2.14 below

- **Railings to balconies**

No indication of privacy screens as required by Condition 11. Open railings to balconies are incompatible with the townscape setting, To provide privacy this should instead be solid brick balcony surround to compliment the characteristic darkness of the conservation area. It would also prevent visual discord from loose furniture and clutter which invariably arises. Open railings would additionally contribute to light spillage harming bio-diversity.

Officer's response: Please see section 2.17 and 2.18 below

- We note that Condition 22, full details of a lighting strategy, has yet to be discharged. This will be crucial in an area of characteristic darkness after light in the setting of the Grove Terrace Squares.

Officer's response: Please see section 2.24 below

Chetwynd and Twisden Road Residents Association

A letter of objection was received on behalf of Chetwynd and Twisden Roads Residents Association. Their comments can be summarised as follows:

- **Metal railing details**

Proposed design of boundary metal railings with curved tops does not relate to other railings with pan spikes around the Grove Terrace Squares and by the adjacent Grove End.

Officer's response: Please see section 2.1 below

- **York stone paving along College Road**

As College Lane is a public highway it is unacceptable that York stone paving should not include the rest of College Lane and the area in front of the private houses picked out for different treatment, emphasised by the kissing gate separation. Any York stone used should be second hand. Is this a wish list or who would implement it

on a public highway

Officer's response: Please see section 2.13 and 2.14 below

- **Landscaping proposals**

Plain trees are welcomed in the public grassed area in front of the development it is not clear whether this is a 'wish list' or who would implement planting and importantly maintain the hedging that hides the railings.

Officer's response: Please see section 2.7 below

- **Loss of 2 almond trees**

2 almond trees were dug up and placed in large containers on site. We understand 1 tree does but there is no indication where the other one is to be planted?

Officer's response: Please see section 2.16 below

Site Description

The site previously included a petrol station with covered forecourt and a single storey building to the rear incorporating a shop and MOT garage fronting onto Highgate Road to the west. The buildings have been demolished and construction of the new housing development is almost complete on-site (see planning history below for further details).

College Lane is a pedestrian accessway that lies to the east that runs from Chetwynd Road to the north and Lady Somerset Road to the south.

The site lies within Dartmouth Park Conservation Area. The former MOT garage was identified in the conservation area appraisal as making a negative contribution to the character and appearance of the conservation area.

The site lies within the green strip of land on the eastern side of Highgate Road, bordered to the north and south by open space. The open space to the north is protected under the London Squares Preservation Act, 1931 as part of the "Grove Terrace Squares" which extend to the northern end of Grove Terrace. The space to the south is not protected by statute, but it is designated public open space in the development plan.

Relevant History

The relevant planning history for the application site can be summarised as follows:

Planning permission was **granted** (ref 2018/1528/P) on 09/07/2019 for demolition of petrol station and MOT centre at 138-140 Highgate Road and erection of a 3-storey terrace building to provide 6 x 4 bedroomed dwelling houses with gardens at lower ground, ground and upper ground levels together with associated landscaping.

Permission was **granted** (ref 2019/4335/P) on 19/06/2020 for details of scheme of assessment (part discharge Condition 15), asbestos risk assessment (Condition 16), enhanced sound insulation (Condition 17), chartered engineer details (Condition 20), lighting strategy (Condition 22), bird and bat features (Condition 23), active birds nest evidence (Condition 24), details of landscaping for biodiversity (Condition 25), blue-green roof details (Condition 26), and piling method statement (Condition 30) of planning permission 2018/1528/P dated 09/07/2019 for demolition of petrol station and MOT centre and erection of 3 storey terrace building to provide 6 dwelling houses and associated landscaping.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open space
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change
- **CC3** Water and flooding
- **CC4** Air quality

Camden Planning Guidance:

- CPG Air quality (2021)

- CPG Design (2021)
- CPG Energy efficiency and adaption (2021)
- CPG Trees (2019)
- CPG Water and flooding (2019)

Conservation Statement:

Dartmouth Park Conservation Area Appraisal and Management Plan

Assessment

1. The proposal

- 1.1. Planning permission was **granted** (ref 2018/1528/P) dated 09/07/2019 for demolition of petrol station and MOT centre at 138-140 Highgate Road and erection of a three-storey terrace building to provide 6 x 4 bedroomed dwelling houses with gardens at lower ground, ground and upper ground levels together with associated landscaping. This application seeks to discharge the following conditions that were secured as part of the planning permission:
- materials (Condition 3),
 - hard and soft landscaping (Condition 7),
 - privacy screens (Condition 10),
 - garden and balcony screening (Condition 11),
 - water efficiency measures and flood risk (Condition 13) and water usage (Condition 14),
 - PV details (Condition 28)
 - air quality (Condition 29) and
 - sustainable urban drainage (Condition 31).
 - sustainable urban drainage implementation (Condition 32)
- 1.2. During the course of the application additional information and revised drawings were submitted in relation to all conditions and included:
- Submission of details of all new windows and doors;
 - Submission of amended drawings to amend design of the railings;
 - Submission of amended drawings to include 1.7m high privacy screen between the balconies of the new dwellings;
 - Submission of further details on water efficiency measures and additional report on flood risk;
 - Submission of additional information relating to internal water efficiency and water recycling equipment
 - Submission of section drawing of the new green roof;
 - Submission of open space management plan.
 - Submission of additional information to include drawings showing PV's on the roof

2. Assessment

Condition 3 (Materials)

- 2.1. The original design of the boundary railings included 1.2m high hooped black metal railings. The CAAC and RA raised concerns about the design of the railings which they considered did not relate nor complement the existing railings with plain spikes on either side of the Grove Terrace Squares. The approved drawings included hooped railings and the condition was attached to secure the details of the materials of the railings rather than the design. Despite this, revised drawings were submitted to amend the design of the railings to 1.2m high flat bar railings to match the railings at the neighbouring green space in front of Denyner House and Grove End which are adjacent to the site. Plain spike railings were considered however they were discounted due to health and safety issues. The proposed design of the railings and materials (metal) are considered appropriate and would be similar to the boundary railings at adjacent sites. This would be considered acceptable, and the details are sufficient to

discharge this part of condition 3.

- 2.2. Condition 3(b) required the submission of drawings of all new doors and windows. Detailed drawings were submitted during the course of the application and include double glazed windows within powdered coated aluminium window frames to be used in all the new windows and doors. Given the contemporary design of the new residential development the use of double-glazed windows with aluminium frames provides a high-quality finish and is considered acceptable. The details have been reviewed by the Council's Conservation Officer and are considered satisfactory. The details are sufficient to discharge this part of the condition 3.
- 2.3. Condition 3(c) requires the submission of details of the facing materials. The facing brick for the main facades of the new development would be Ibstock redhill red multi bricks with grey pointing. A photo of the brick sample has been submitted as part of the details to discharge this condition. The details have been reviewed by the Council's Conservation Officer and the brick sample is considered to provide a high quality finish and is considered acceptable. The arches around the windows would be constructed from precast concrete and would be clad in brick slips to match the masonry wall below. Given the contemporary design of the new residential development, the use of brick slips would be considered acceptable. The perforated metal screen in front of the windows and bin store fronting onto College Lane would be constructed from powder coated aluminium.
- 2.4. Metal hooped railings would be installed in front of the Juliet balconies at ground floor level and the on the balconies at upper ground floor level. The CAAC has objected to the open railings and consider them to be incompatible with the townscape setting, and consider a solid brick balcony surround to compliment the characteristic darkness of the Conservation Area. The railing hooped design was detailed in the parent planning permission and was considered acceptable subject to securing the materials to be used. The railings would be constructed from black metal and painted in powder coated RAL 9005. The details have been reviewed by the Council's Conservation Officer and are considered acceptable. The details are sufficient to discharge this part of the condition 3.
- 2.5. Condition 3(d) requires the submission of details of the service runs to demonstrate the relationship of the new pipework with the structure of the building. These have been reviewed by the Council's Conservation Officer and are considered satisfactory. The details are sufficient to discharge this part of the condition 3.
- 2.6. Condition 3(e) required the details of the construction drawings of the vaulted roof and its junction with the rooflight, brickwork and green roof to be submitted. These have been reviewed by the Council's Conservation Officer and are considered satisfactory. The details are sufficient to discharge this part of the condition.

Condition 7 (hard and soft landscaping)

- 2.7. Details of the green roof of the new development, a plan showing the landscaping details of the privately owned public open space fronting onto Highgate Road, the private terraced gardens and balcony areas of the new dwellings (front and rear) and the York stone paving to be installed on College Lane have been provided. The proposal includes a turfed area and planting of 3 London Plane trees along the frontage of Highgate Road that provides a welcome continuation of the turfed open spaces and mature plane trees either side of the application site.
- 2.8. The proposed landscaping plan illustrates that the public grassed area would not be enclosed to the north or south by any railing or fences. This is considered acceptable as it would enhance accessibility to the public open space to maximise the public benefit which was secured as part of the parent planning permission.
- 2.9. A landscape and ecology mitigation and management plan and 10-year open space management plan were submitted during the course of the application detailing the

management arrangement and responsibilities and maintenance of the public open space landscaped area. The submission of an open space management plan is secured as part of the s106 legal agreement.

- 2.10. The Council's Tree Officer has reviewed the information and confirmed that the hard and soft landscaping details and the management plan are satisfactory. The details are therefore sufficient to discharge the condition.
- 2.11. The applicant has confirmed that there are no external hardstanding areas (apart from the balconies and patios of the new houses) within the development, so no details need to be submitted of permeable surfaces for SUDS. This has been reviewed by the Council's Sustainability Officer and is considered satisfactory and Condition 7d can be discharged.
- 2.12. The CAAC has raised concerns about the proposed boundary wall details along Highgate Road and advised that this should crucially reunite in line and materials (granite setts) with the northern Grove Terrace London Square. The drawings have been amended to include the use of granite setts for the boundary wall construction rather than brickwork as shown on the original plans. The materials of the low-level boundary wall would match the boundary wall to the north along Grove Terrace and maintain the character and amenity of the area in line with policies A2 and A3 of the Camden Local Plan.

Other issues relating to landscaping

- 2.13. The CAAC and RA have raised the issue of the paving of the section in front of the application site along College Lane in York stone as it is a public highway along with the kissing gates. The issue of paving College Lane was first raised by local residents during the consultation process of the original planning application. Para 19.9 of the Committee Report for the planning application confirms the extent of paving of College Lane agreed between officers and the applicant:

"Following public consultation a number of local residents have requested that College Lane be paved in York stone paving or similar as part of this development. This would require a further highways contribution, which could be substantial given the high cost of York stone. It was discussed with the applicant and they have confirmed that they are willing to pave the area of College Lane outside the application site with York stone paving. This would require a further highways contribution which is to be agreed".

- 2.14. College Lane is a public highway and works to it are the responsibility of the Council. It would historically have been paved in York stone and this is evident along other parts of College Lane. The paving of the section of College Lane outside the application site and installation of kissing gates was agreed between the Council and the applicant as part of the main planning permission. A highways contribution was made by the applicant to fund these works and the Council would carry out the works. The details of the kissing gates would be decided by the Council's Highways Team.
- 2.15. The CAAC has raised a query about the responsibility of removing the vehicular access route to the old petrol station that fronts onto Highgate Road. The approved highways works include the removal of the dropped kerb from Highgate Road into the site which would be carried out by the Council and paid for by the applicant. These works were considered as part of the main planning permission and formed one of the planning obligations of the s106 legal agreement.
- 2.16. Concerns were raised by the CAAC and the RA that 2 almond trees were dug up during the excavation works. As part of the original planning permission 2 small, poor quality loquat trees were proposed to be felled. These trees were not considered to significantly contribute to the character of this part of the conservation area and their removal was considered acceptable. The conditions relating to trees did not require their replacement. As the permission included the planting of 3 new trees along Highgate Road, this was considered a suitable replacement for the trees that were proposed to be felled.

Condition 10 (privacy screens)

- 2.17. The privacy screen between the upper ground floor balconies of the houses originally included a low-level stack bonded brick wall measuring 0.4 and 1.3m high of solid fencing panel extending out 0.47m. The balcony treatment would then reduce in height to 0.7m and would be hooped metal railings. This was not considered sufficient to prevent mutual overlooking between the external balconies of the new houses. Revised plans were submitted to extend the length of the solid black metal fencing panel from 0.47m to 0.53m. The revised length of the privacy screens is considered sufficient to prevent mutual overlooking into the balconies where people would normally sit. The privacy screen details between the upper ground floor balconies are considered sufficient to discharge the condition.

Condition 11 (garden and balcony screening)

- 2.18. The gardens at lower ground floor level would include a low-level brick wall with solid timber fencing panels measuring an overall height of 1.8m. This would prevent any overlooking between gardens from neighbouring houses and is considered acceptable. The materials used would be appropriate for a garden setting and are considered satisfactory. The upper ground floor balconies fronting onto Highgate Road would be enclosed by brick wall (formed as part of the arch window at lower ground floor level) with simple metal hooped railing measuring 1.1m in height in total. The CAAC objected to the open railings to balconies as they consider them incompatible with the townscape setting and consider a solid brick balcony surround to compliment the characteristic darkness of the Conservation Area. The open nature of the railings fronting onto Highgate Road provides a lighter solution than a higher solid brick wall and the height and design would be considered acceptable. The information is sufficient to discharge this condition.

Condition 13 (water efficiency measures and flood risk)

- 2.19. Condition 13 requires the submission of details of internal water efficiency and/or water recycling equipment to ensure the development would pose no additional strain on adjoining sites and the proposed measures to ensure the development has been designed to minimise the risk of flooding and cope with potential flooding. The applicants have submitted a report which includes information to demonstrate that the foul water discharge would be no greater than the foul water discharge from the existing site which demonstrates that the development would pose no additional strain on the foul water system. This has been reviewed by the Council's Sustainability Officer and is considered satisfactory and Condition 13a can be discharged. A ground attenuation tank would be installed under the grassed landscaped area to provide a back-up if there was a power failure or pump malfunction. The houses would be fitted with control alarms to ensure that the owner/occupiers would be alerted to any flooding within the lower floors of the building. A building management plan includes an emergency plan to ensure the residents are aware of procedures should there be any future flooding of the site. This has been reviewed by the Council's Sustainability Officer and is considered satisfactory and Condition 13b can be discharged.

Condition 14 (water usage)

- 2.20. The applicant submitted water efficiency calculations (08/02/2022) for the new dwellings that illustrates that the internal water flow would be 102.52 litres per day per person. This demonstrates that the requirement of below 105 litres per person per day would be achieved. A sanitary ware schedule and water usage specification was also submitted. This has been reviewed by the Council's Sustainability Officer and is considered satisfactory and Condition 14 can be discharged.

Condition 28 (PVs)

- 2.21. Condition 28 seeks the details of photovoltaic (PV's) cells to be installed on the roof of the new housing development. Due to the curved roof design, it is not possible to install PV panels on the roofs of units 1 and 6. The applicant did explore further options to (i) install flexible solar panels on the curved section of the roof and (ii) install a fixed solar on the bracket system over the curved section of the roof. The first option was discounted as it was not compatible with the

approved green roof that would be installed on the roof. The second option was also discounted as the area of roof was too small to accommodate the PVs on a traditional format. Four solar panels would be installed on the roofs of units 2-5 and only units 2-5 would benefit from the solar energy. The combined power of units 2-5 is 6.16kWp and 5192.88kWh (38.6%) which exceeds the 20% renewable energy targets required to be achieved. The information has been reviewed by the Council's Sustainability Officer and is considered satisfactory and Condition 28 can be discharged.

Condition 29 (Air quality)

- 2.22. Normally the Council would expect duct monitoring to be undertaken 3 months before any works start on site. This was not the case here however the applicant submitted a letter from the contractor confirming that there were no extreme dust emissions from the demolition and construction works. This included details of how the dust was mitigated during these works and that no complaints had been received from local residents during these stages of the demolition/construction works. Whilst not ideal, this is considered sufficient to demonstrate that the demolition works did not harm the amenity of the neighbouring occupiers and is sufficient to discharge condition 29.

Condition 31 (Sustainable urban drainage)

- 2.23. A green roof is proposed on the flat roof areas of the new housing development and an attenuation tank to hold any excess water run-off. Following discussions with the applicant a revised document (SuDS Management and Maintenance Plan) was submitted in support of the application. This has been reviewed by the Council's Sustainability Officer and is considered satisfactory and condition 31 can be discharged.

Condition 32 (Sustainable urban drainage implementation)

- 2.24. Construction works have been ongoing on site and the development is at an advanced stage and is nearly completion. The details secured by condition 31 have been installed on site. No further details are required to be submitted and this condition can be discharged.

Other issues

- 2.25. The CAAC are concerned that condition 22, full details of a lighting strategy, has yet to be discharged. The details for this condition were submitted as part of application ref 2019/4335/P that was approved on 19/06/2020.
- 2.26. The full impact of the proposed development has already been assessed by the planning permission ref 2018/1528/P dated 09/07/2019
- 2.27. As such, the details are in general accordance with policies A1, A2, D1, D2, CC1, CC2, CC3 and CC4 of the Camden Local Plan. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

3. Recommendation

- 3.1. Grant discharge of conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/5762/P
Contact: Elaine Quigley
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Email: Elaine.Quigley@camden.gov.uk
Date: 9 June 2022

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**138-140
Highgate Road
London
NW5 1PB**

DECISION

Proposal:

Details of materials (Condition 3), landscaping (Condition 7), privacy screens (Condition 10), garden and balcony screening (Condition 11), water efficiency measures (Condition 13), water usage (Condition 14), PV details (Condition 28), air quality (Condition 29) and sustainable urban drainage (Condition 31) of 2018/1528/P dated 09/07/2019 (for: Demolition of petrol station and MOT centre at 138-140 Highgate Road and erection of a three storey terrace building to provide 6 x 4 bedroomed dwelling houses with gardens at lower ground, ground and upper ground levels together with associated landscaping).

Drawing Nos: 0067_SC_DWS_001; 0067_SC_DWS_002-01; 0067_SC_DWS_002-02;
0067_SC_DWS_003; 0067_SC_DWS_004; 0067_SC_DWS_005; 0067_SC_DWS_006;
0067_SC_DWS_007; 0067_SC_DWS_008; 0067_SC_DWS_009;
0067_SC_DWS_012_01; 0067_SC_DWS_012_02; 0067_SC_DWS_013;
0067_SC_DWS_014; 0067_SC_DWS_015; 0067_SC_DWS_016; 0067_SC_DWS_017;
0067_SC_DWS_018; 0067_SC_DWS_19; 0067_CD_RO_400 rev 4; 0067_PL_010;
0067_PL_012; 0067_PL_GARDEN_01; 0067_PL_COURTYARD_01;
0067_PL_BALCONY_01 rev 1; 0067_LS_001; 0067_LS_002; 0067_LS_003 rev 1;
0067_LS_004; 0067_FL_000; 0067_FL_B01; 0067_FL_B02; 0067_ME_B02 rev 3;
0067_ME_B01 rev 1; 0067_CD_EW_103 rev 2; 0067_CD_EW_120; 0067_PL_015 rev B;
0067_ME_B02 rev 1; 0067_ME_000 rev 2; 0067_ME_100; 0067_ELE_002_EAST rev 5;
0067_CD_RO_400 rev 4; 0067_CD_RO_402; 0067_CD_RO_403; 0067_CD_RO_404 rev

0; 0067_CD_EW_103 rev 2; 0067_CD_EW_104 rev 2; Photo of facing brickwork_Ibstock Bexhill Red Multi with Grey Pointing; D100 rev C2; D100 rev P1; D100 rev P2; D300 rev P1; SuDS Management and Maintenance Plan prepared by AMA Consulting Engineers dated 02/02/2022; Surface Water Hydraulic Calculations prepared by AMA Consulting Engineers dated 02/02/2022; Great London Authority London Sustainable Drainage Proforma v 2019.02; Sustainable Drainage Strategy prepared by AMA Consulting Engineers dated 01/07/2019; The Water Calculator; Response to planning queries dated 29/04/2021 relating to SuDS; Tree trial pits details; Ten year open space management plan prepared LUC London dated September 2019; Landscape and Ecology Mitigation and Management Plan prepared by LUC dated September 2019; Brochure from Bauder titles General Maintenance Green roof extension system lightweight sedum system XF301 Revision V6 dated November 2020; Response to comments on SuDS from Camden Planners in relation to Condition 13 prepared by AMA Consulting Engineers dated 18/11/2019; Response to comments on SuDS Submission Condition 31 prepared by AMA Consulting Engineers dated 19/06/2020; Construction Dust Monitoring Plan prepared by Accon UK Environmental Consultants dated 30/06/2020; Flood Risk Assessment prepared by Jomas Engineering Environmental dated 03/07/2020; Letter relating to dust mitigation during demolition from JKM Site Services dated 02/02/2022; Email from Thames Water dated 24/06/2019; Kitchen and Sanitary Ware Schedule prepared by DHaus dated 07/02/2022; Rego 1 Pump Station Control Panel Installation and Operating Manual prepared by PPS; AlertMaxx2 ground water (DMS-298) Installation and Operating Manual Pump Station High Level Alarm prepared by Delta Membranes.

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

Informative(s):

- 1 You are reminded that condition 15 (validation report in association with contamination risks) of planning permission granted on 09/07/2019 (ref 2018/1528/P) is outstanding and requires 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

Chief Planning Officer