

Application ref: 2022/4466/P
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Date: 27 February 2023

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Magdalen House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

42-44

St Pancras Way

London

Camden

NW1 0QT

Proposal:

Details pursuant to conditions 6, 9, 10a and 11 of planning permission 2021/5985/P granted 26/09/2022 for 'Erection of single storey side and part single/part two storey rear extensions; provision of timber fenced enclosure on side yard to house bins; external alterations including new doors in side elevations, installation of air source heat pumps and condensers and associated ductwork and fans on roof', vis:

Condition 6 - Green roof

Condition 9 - Odour abatement/extract duct

Condition 10a - Bricks and mortar details of walls of extension

Condition 11 - Hard and soft landscaping/means of enclosure

Drawing Nos: 3076.51.01, 3076.57.00, Defra Risk Assessment for Odour, Proposed Kitchen Extraction & Odour Control Statement (Elemental Consultants), General Maintenance Watering Guide (Bauder), General Maintenance (Lightweight Sedum System) (Bauder F301 System)

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

Informative(s):

1 Reason for approval of details :

The application is for the approval of details pursuant to conditions 6, 9, 10a and 11 for planning permission 2021/5985/P which was for 'Erection of single storey side and part single/part two storey rear extensions; provision of timber fenced enclosure on side yard to house bins; external alterations including new doors in side elevations, installation of air source heat pumps and condensers and associated ductwork and fans on roof'.

The conditions relate to the following details:

Condition 6 (Green roof)

Condition 9 (Odour abatement/extract duct)

Condition 10a (Bricks and mortar details of walls of extension)

Condition 11 (Hard and soft landscaping/means of enclosure)

The following details have been submitted and assessed as follows:

Condition 6 (green roof)

Green roof extensive system sectional drawings; General Maintenance Watering Guide (Bauder); General Maintenance (Lightweight Sedum System) (Bauder F301 System)

The proposed section details and maintenance proposals would result in a green roof which would make a contribution to the biodiversity, sustainability and appearance of the site. It would accord with policies A3, D1, D2, CC1 and CC2 of the LB Camden Local Plan 2017.

Condition 9 (Odour abatement/extract duct)

Kitchen extract and odour control statement (Elemental Consultants) submitted. A Pre-Development Odour Control Risk Assessment shows a score of 25 which dictates the site requires Odour Control within the High Impact Risk Category. The Statement includes measures for grease removal and odour abatement through filters, ionisers and collector cells. The Council's Environmental Health Officer has reviewed the details and advised that the details are satisfactory for the condition to be discharged.

The proposed details therefore accord with policy A1 of the LB Camden Local Plan 2017.

Condition 10a (Bricks and mortar details of walls of extension)

An image and photographs of Imperial Bricks: Original London Stocks have been submitted with confirmation of the mortar mix (sand:cement 4:1) with a photograph of the bonding and pointing to match.

The proposed bricks and mortar details would match those of the existing

building and they would preserve the character and appearance of the building and the Conservation Area. The details therefore accord with policies D1 and D2 of the LB Camden Local Plan 2017.

Condition 11 (Hard and soft landscaping/means of enclosure)

Soft landscaping is proposed as follows: 1. Behind metal railings onto canal and behind boundary wall at rear of site (9 species proposed) 2. On side wall of two storey rear extension (first floor level) (3 species proposed) 3. To planter in front of timber bin store on yard (9 species proposed) 4. Ornamental trees proposed to first floor rear.

The hard landscaped terrace to the rear of the public house would not be visible in the public domain.

The means of enclosure would be the retained walls and railings (in addition to the brick walls of the new extension which would be sited on the boundary with the neighbouring housing).

The proposed hard and soft landscaping and means of enclosure would maintain/enhance the appearance of the site, improve biodiversity and be in the interests of the amenity and security of the occupiers of adjoining properties. The details accord with policies A1, A3, D1 and D2 of the LB Camden Local Plan 2017.

- 2 You are advised that the following conditions attached to planning permission 2021/5985/P are outstanding and require the submission and approval of details:

- 5 - Construction Management Plan
- 10b - Spiral staircase details

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