

Application ref: 2022/0608/P
Contact: Nora-Andreea Constantinescu
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Date: 28 February 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Lidlington Place
London
Camden
NW1 2JU

Proposal: Details of new materials, living roof and living walls as required by conditions 3 and 4 of planning application ref no 2020/0571/P (APP/X5210/W/20/3265179) dated 07/06/2021 for Erection of three storey single family dwelling including basement level. Drawing Nos: Landscape plan details and specifications; Living wall detail; Soft Landscape Performance Specification by GA Constructions London LTD; Schedule of existing materials by GA Constructions London LTD.

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

Informative(s):

1 Reasons for granting details:

Planning permission has been granted for the 'Erection of three storey single family dwelling including basement level' subject to appeal ref no APP/X5210/W/20/3265179. The following conditions are those imposed by the Inspector in their decision.

Condition 3 requires details of all new proposed materials. Details have been

provided which show London Sandfaced brick, aluminium framed windows, permeable block paving, green walls and roofs. These would fit in with the existing character of the area and garden setting. Conservation officers have assessed the details and consider them sufficient to discharge condition 3.

Condition 4 requires details of all new living roofs and living walls. Details have been provided which include materials, species, planting density, habitat features and substrate. A statement has been submitted justifying the proposed details and a maintenance plan. The sebum blanket has been increased to 50mm substrate and a native Hedera Helix has been included, as requested by tree officers. The proposed details are considered sufficient to discharge condition 4.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the area and would enhance the biodiversity of the site.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2020/3875/P (APP/X5210/W/20/3265179) dated 07/06/2021, which need details to be submitted, have been 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