

Application ref: 2023/0054/P
Contact: Josh Lawlor
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Date: 26 April 2023

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Debtal Architecture Ltd.
72 Bury New Road
Prestwich
M25 0JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Hillfield Road
London
NW6 1QD

Proposal:

Details to discharge Condition 4 (Structural Engineer Appointment Letter), Condition 5 (Arboricultural Report), Condition 7 (Water Calculations Report), Condition 8 (Green Roof Specifications), Condition 10 (Cycle Storage) and 12 (waste storage) of planning permission reference 2019/3109/P dated 26/05/21 for excavation of basement including new front bay window and front garden area. Erection of single storey rear extension and green roof above, installation of two rooflights to front roofslope and replacement dormer window to rear roofslope in the creation of one additional residential unit. Erection of bin and bike store to rear.

Drawing Nos: Arb Report Method Statement 22.22.2022, DA22062-022, DA22062-024, DA22062-023, Water calculation Report TNCT/22/11/DA/HR.

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

Informative(s):

1 Reasons for approval:

Details of the qualified chartered engineer (Rousos Rousopoulos) required by

condition 4 have been submitted. The appointed engineer is a member of the Institution of Civil Engineers which is a required qualification for matters of land stability. The Council is therefore satisfied with the appointment with respect to safeguarding the appearance and structural stability of neighbouring buildings and the character of the immediate area.

The substrate-based extensive living roof with sedum planting and garden planting is considered to be suitable for the site and to be of sufficient substrate depth to support the wildflower, perennials, shrubs and sedum species proposed. The living roof would enhance the landscaped appearance and biodiversity of the site. A maintenance procedure has been submitted to ensure the quality of the living roof is maintained. The details are in accordance with paragraphs 10.19 to 10.23 of CPG Energy efficiency and adaptation - January 2021. As such condition 8 can be discharged.

The arboriculture report submitted for condition 5 is adequate to demonstrate that the trees to be retained will be adequately protected during the implementation of the scheme. The tree to be removed is category U and requires removal on grounds of poor quality rather than to facilitate development, this tree is of little significance. The Council's Tree Officer has been consulted and raises no objection to this condition being discharged.

Condition 7 requires the development to achieve a maximum internal water use of 105 litres per person per day for external water use. The submitted water efficiency calculations show a water consumption rate of 104.8 litres per person per day. The water use details demonstrate that the development contributes to minimising the need for further water infrastructure in an area of water stress.

Condition 10 requires details of the secure and covered cycle storage area for bicycles. There would be a covered and secure storage area for 2 bicycles at the front lower ground floor area. There would be a secure enclosure for 6 bicycle spaces to the rear of the site. The location of these storage areas was already agreed upon and assessed at the applications stage and the details are in accordance with the requirements of the condition.

Details of the waste storage (condition 12) have been provided and are considered acceptable in terms of location, materiality and size.

The full impact of the scheme has already been assessed.

The details are in accordance with the requirements of policies D1, D2, T1, CC1, CC2, CC3, D1, D2, A3 and A5 of the London Borough of Camden Local Plan 2017.

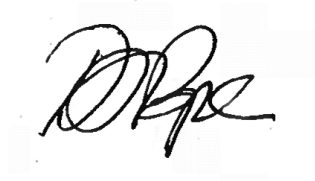
- 2 You are advised that all conditions relating to planning permission Ref. 2019/3109/P dated 26/05/21 which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer