

Application ref: 2023/1435/P
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Date: 15 May 2023

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SM Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12 Pilgrim's Lane
London
Camden
NW3 1SN

Proposal: Details of basement engineer, landscaping and living roof required by conditions 6, 7 and 11 of ref. 2022/2398/P granted 22/03/2023 for Removal of existing two storey part including garage on northern side (next to no. 14) and replacement with a single storey garage extension, extending to rear and including a garage. Erection of lower ground/basement and ground floor extensions, extending to side and rear. Erection of two storey side extension (on southern side). Erection of roof extension to front two storey part and installation of three dormer windows at front and three dormer windows at rear.
Drawing Nos: Landscaping Report dated 23/03/2023 prepared by Anna French Associates; Intensive Hard and Soft Landscaping Roof Maintenance Guide and Watering Guide dated 1 February 2022 prepared by Bauder; Letter of Appointment dated 28/03/2023 prepared by Elliott Wood Partnership; 2160-PL-598 Green Roof Detailed Plan dated 29/03/2023 prepared by Wolff Architects; 2160-PL-599 Green Roof Maintenance Plan dated 29/03/2023 prepared by Wolff Architects;

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

Informative(s):

- 1 Reasons for granting permission-

Conditions 6, 7 and 11 of planning permission 2022/2398/P granted on 22/03/2023 required details of the appointment of a suitably qualified chartered engineer with membership of the appropriate professional body (Condition 6), details of hard and soft landscaping (Condition 7) and details relating to the living roof and maintenance (Condition 11).

A letter confirming the details of the chartered engineer and membership has been submitted. Elliott Wood Partnership have been appointed to oversee the detailed design of the permanent structure and the appointed engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including MEng, CEng, and MStructE. As such, it is recommended that the details related to Condition 6 be approved.

A landscaping report, hard and soft landscaping plan and roof maintenance guide have been submitted.

The Council's Tree Officer has reviewed the submission and commented that the landscaping details are acceptable and would ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area. As such it is recommended that the details related to Condition 7 be approved.

Details related to the Green Roof and maintenance have been submitted. The Council's Tree Officer has reviewed and confirmed that the details submitted are considered acceptable and would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment. As such, it is recommended the details related to Condition 11 are approved.

The full impact of the proposed development has already been assessed during the determination of the original application.

Two objections have been received with concerns relating to tree protection details and concerns over the proposed landscaping details. Conditions 6, 7, and 11 (the subject of the current application) do not require the submission of tree protection details. These details were submitted at application stage and compliance with them was secured by condition 5. The Council's Trees Officer confirms the landscaping details are acceptable.

As such the submitted details are in general accordance with policies D1, D2, A2, A3, A5, G1, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 13 (detailed drawings), is outstanding and 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

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

Daniel Pope
Chief Planning Officer