

Application ref: 2023/3145/P
Contact: Alex Kresovic
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Date: 21 August 2023

Development Management
Regeneration and Planning
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William Smalley RIBA
First Floor
13 Great James Street
London
WC1N 3DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Thurlow Road
London
NW3 5PJ

Proposal:

Details pursuant to condition 4 (Hard & Soft Landscape Details) and condition 7 (Appointment of Chartered Engineer) of planning permission 2022/1186/P granted on 15 December 2022 for the demolition of existing rear extension, construction of a part single, part two-storey rear extension over lower and upper ground floor level with terrace above and staircase to rear garden; replacement of existing side and rear dormers; landscape works and new bike and bin store to front garden, lowering of existing lower ground floor level, installation of air source heat pump, and removal of multiple trees within the front and rear gardens.

Drawing Nos: Engineering letter prepared by Mike Hutchison of Momentum, 0086_030, 0086_031, 0086_300, 0086_301, 0086_001, 0086_002, 0086_100, 0086_101, 0086_102, 0086_500, 0086_501, Landscape Specification prepared by William Smalley RIBA, Planting Scheme prepared by William Smalley RIBA.

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

Informative(s):

- 1 Reasons for granting permission:

Condition 4 requires the submission and approval of details in respect to all hard and soft landscaping, and means of enclosure of all un-built and open areas. The agent has provided a detailed landscape plan and information sheet which demonstrates suitable landscaping being provided on site with a broad range of plants and trees that enhances biodiversity on site. The Council's Tree officer has reviewed the scheme and has no objection to the condition being discharged.

Condition 7 requires the submission and approval of details of a suitably qualified chartered engineer to approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Mike Hutchison from Momentum Consulting Engineers has been appointed and is chartered member of the Institution of Structural Engineers (IStructE).

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2022/1186/P granted on 15 December 2022 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 written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer