

Application ref: 2023/3993/P
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Date: 23 October 2023

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Neighbourhood Studio Ltd
Studio 112
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
117 Canfield Gardens
London
NW6 3DY

Proposal:

Details pursuant to conditions 6 (chartered engineer), 9 (green roof) and 10 (sustainable urban drainage system) of planning permission 2020/3945/P granted on 1 December 2021 for the 'Erection of two storey rear extension incorporating basement floor following demolition of existing extension'.

Drawing Nos: C-6000 Revision P3 Dated 08.06.2023, Hydraulic Model Revision P1 Report Name 573-HYDM-230608 Dated 20.06.2023, Planning letter confirming appointment of Engineer dated 21 September 2023, P103.

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

Informatives:

1 Reasons for granting permission:

Condition 6 (Chartered Engineer) requires details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, 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.

The appointment letter confirms that the structural engineer with relevant qualifications, including CEng, has been appointed. This complies with the requirements of Camden Planning Guidance (CPG) Basements and Lightwells, and therefore the details of the engineer are deemed satisfactory and the condition can be discharged.

Condition 9 (Green roof) requires the submission and approval of details in respect of the living roof in the area indicated on the approved roof plan. The agent has provided a detailed scheme of maintenance, sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials to be used, and full details of planting species and density, as required by the condition.

Condition 10 (Sustainable Urban Drainage) requires the submission and approval of a sustainable urban drainage system based on achieving greenfield levels of run-off. The agent has submitted a Hydraulic Model Report and a Drainage Plan which demonstrates that the drainage system can achieve the required levels of run-off, as required by the condition.

The Council's Tree and Landscape Officer and Sustainability Officer have reviewed the submitted documentation and raised no objections. The details will ensure that the scheme will provide a good standard of biodiversity and drainage, and therefore conditions 9 and 10 can be discharged.

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

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

- 2 You are reminded that conditions 4 (materials) and 5 (privacy screen) of planning permission 2020/3945/P granted on 01/12/2021 are 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer