

Application ref: 2022/1695/P
Contact: Adam Greenhalgh
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Development Management
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Hayatsu Architects
19 Collett Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 St Anne's Close
London
Camden
N6 6AR

Proposal:

Details pursuant to Condition 4 (Tree Protection Measures) and Condition 6 (Living Roof) of planning permission 2020/3560/P granted 08/03/21 for demolition of the existing conservatory and erection of a single storey side extension at ground floor plus a pergola in the rear garden.

Drawing Nos: Existing Location Plan 0000, Site Plan Proposed 1101, ECO GREEN ROOFS EGRSED_parapet_WARM_21, ECO GREEN ROOFS Proactive Protection for Living Roofs Maintenance Support, ECO GREEN ROOFS Technical Submission, Tree Scheduel/Tree Constraints Plan (CCL1075 TCP Rev 1)/Impact Assessment Plan (CCL1075 IAP Rev 1)

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

Informative(s):

- 1 Reasons for granting approval-

Condition 4 (Tree protection measures) requires the submission and approval

of details in respect to how trees are to be retained and protected during construction work. The agent has sufficiently demonstrated how the existing trees and vegetation on site will be protected in accordance with guidance.

Condition 6 (Living roof) requires the submission and approval of details in respect of the living roof. Full details have been submitted of the proposed species to be provided, at an appropriate substrate depth for the proposal. These are sufficient to promote long term viability of a roof that will provide biodiversity for the site.

The details have been reviewed by the Council's Trees and Landscaping Officer who confirmed the method statement demonstrates the trees to be retained will be adequately protected throughout development, and that the roof details are suitable for the site and will enhance the biodiversity of the site. This will ensure a scheme that takes account of biodiversity and the water environment.

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

As such, the details are in accordance with policies A3 (Biodiversity), CC2 (Adapting to climate change) and CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

- 2 All conditions relating to planning permission 2022/1695/P granted on 08/03/2021 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer