

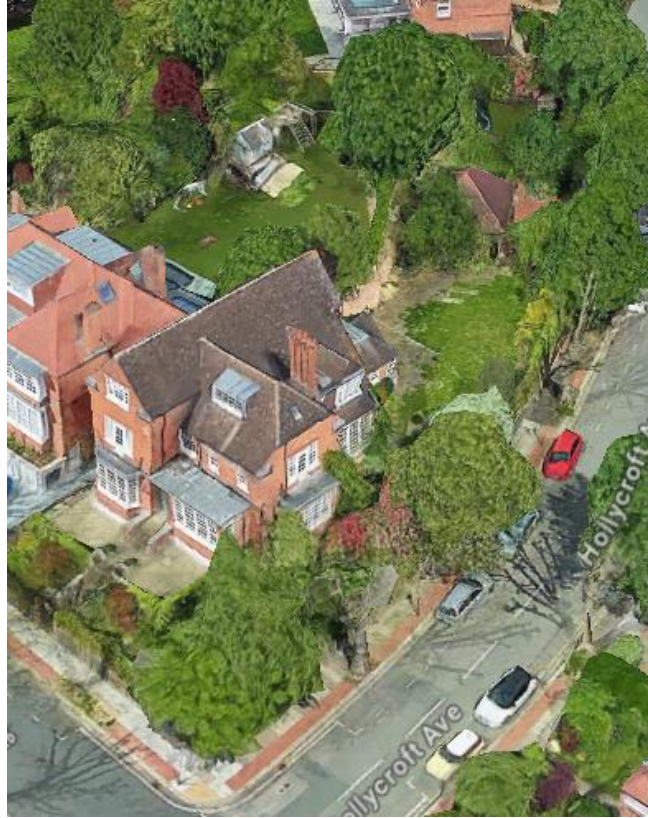
2024/0156/P – 30 Ferncroft Avenue



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Photos for 2024/0156/P – 30 Ferncroft Avenue, NW3 7PH

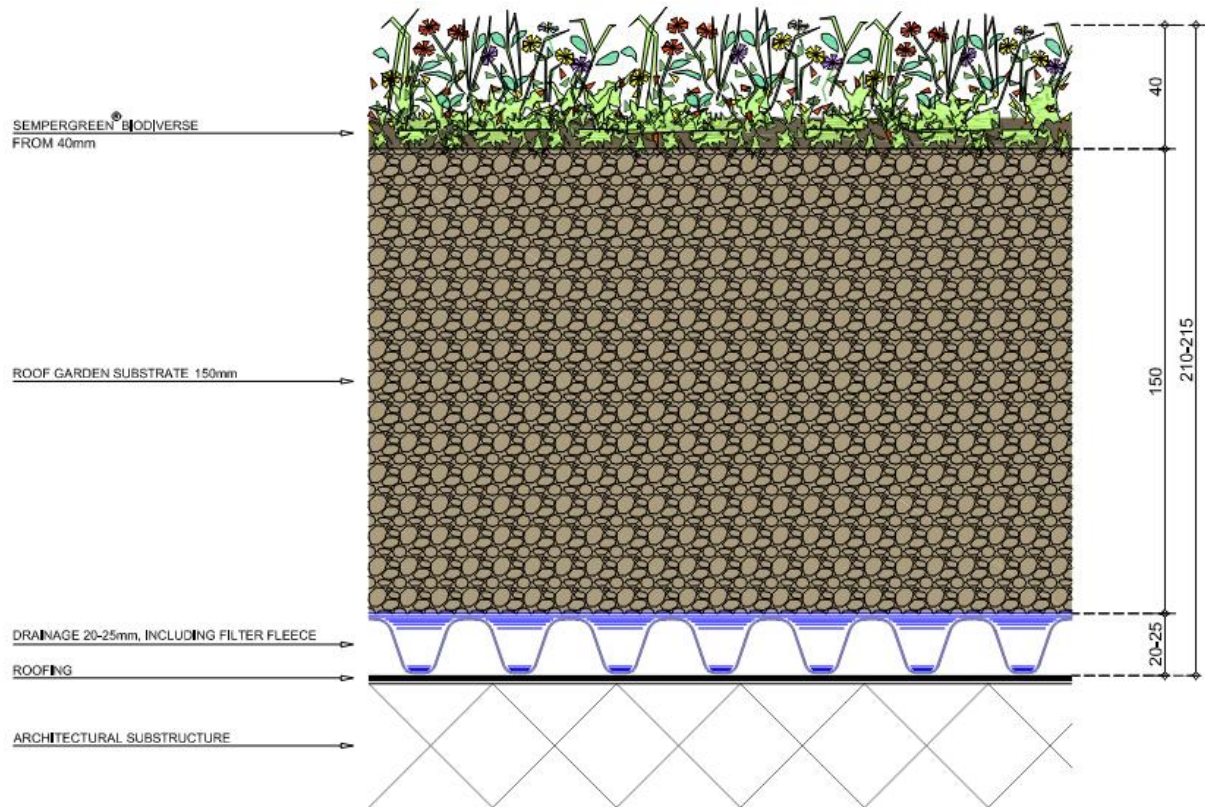
1. Aerial view of application site



2. Garden plan of application site



3. Proposed substrate section of green roof



Delegated Report (Members' Briefing)		Analysis sheet	Expiry Date:	12/03/2024
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Sam FitzPatrick			2024/0156/P	
Application Address			Drawing Numbers	
30 Ferncroft Avenue London NW3 7PH			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details required by conditions 7 (chartered engineer), 10 (green roof), and 11 (landscaping) of planning permission 2021/3734/P dated 14/06/2023 for the 'erection of replacement single storey rear extension, enlargement of existing basement including formation of pool with associated mechanical plant'.				
Recommendation(s):	Approve details.			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>As the submitted application is for the approval of details reserved by condition, in line with the Town and Country Planning (Development Management Procedure) Order 2015, no official public consultation process was required. Notwithstanding this, any comments received in relation to the approval of details application have been duly considered when determining this application.</p> <p>No objections were received from members of the public.</p>			
Redington Frogнал Neighbourhood Forum	<p>An objection was received from the Redington Frogнал Neighbourhood Forum, which raised the following points:</p> <ol style="list-style-type: none"> 1. The proposed sedum roof does not maximise the opportunity to support wildlife and provide habitat – the Neighbourhood Plan advises living roofs should include native wildflower and herb species; 2. The landscaping proposal and the planting with high value biodiversity is greatly welcomed, however as the site is in an area with much underground water where many natural ponds previously existed, it would be good to introduce a small natural wildlife pond. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>Since the above objection was received, the applicant submitted revised documents, the details of which are covered in section 2 of this report. These revisions are considered to deal with the concerns raised.</i> 2. <i>This application solely relates to the approval of details relating to the application 2021/3734/P dated 14/06/2023. As such, details are only considered in respect to whether they are adequate to fulfil the requirements of the relevant condition, and further proposed works would not be appropriate to request.</i> 			

Site Description

The application site is a detached three storey red brick house located on the north side of Ferncroft Avenue at the intersection with Hollycroft Avenue. As such, it has access through the front onto Ferncroft Avenue, and access through the side and rear to Hollycroft Avenue. The site is located within the Redington Frogнал Conservation Area and is not noted as being a positive contributor in the Redington & Frogнал Conservation Area Statement. It is also within the Redington Frogнал Neighbourhood Plan area.

Relevant History

2021/3734/P – Erection of replacement single storey rear extension, enlargement of existing basement including formation of pool with associated mechanical plant. **Planning permission granted subject to Section 106 legal agreement 14/06/2023.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

The London Borough of Camden Local Plan (2017)

- **G1** Delivery and location of growth
- **A1** Managing the impact of development
- **A2** Open space
- **A3** Biodiversity
- **A5** Basements
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change
- **CC3** Water and flooding

Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home Improvements (Jan 2021)
- CPG Water and Flooding (Mar 2019)

Redington Froggnal Neighbourhood Plan (2021)

- **SD2** Redington Froggnal Conservation Area
- **SD4** Redington Froggnal character
- **SD5** Dwellings: extensions and garden development
- **BG1** Gardens and ecology

Redington / Froggnal Conservation Area Character Appraisal & Management Plan (2022)

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

1. The Proposal

- 1.1. This application seeks to discharge conditions 7 (chartered engineer), 10 (green roof), and 11 (landscaping) of planning permission reference 2021/3734/P, dated 14/06/2023. Condition 7 requires that full details are provided of the appointment of a suitably qualified chartered engineer and their responsibilities in overseeing the development. Condition 10 requires full details in respect to the proposed green roof, including a detailed scheme of maintenance, sections, and details of planting species and density. Condition 11 requires that full details of hard and soft landscaping are provided.
- 1.2. It should be noted that the full impact and extent of the proposed development other than the remaining conditions to be discharged has been previously assessed. The requirements of these conditions therefore relate purely to the demonstration that the submitted details and information are compliant with Camden's Local Plan policies.

2. Revisions

- 2.1. Condition 10 (green roof) - After an initial review of the submitted documents, the Council's Trees and Landscaping Officer noted that the proposed green roof was of low biodiversity value and would be considered to be a missed opportunity in terms of biodiversity enhancement, alongside other issues such as the low volume substrate and lack of full species list.
- 2.2. Following officer comments, the applicant submitted revised documents that would introduce an alternative green roof with a deeper substrate and full species list, which includes a broad range of species and is formulated to attract and provide food for pollinators.

3. Assessment

- 3.1. Condition 7 states that:

"The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been 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."

- 3.2. In order to address the outstanding elements of condition 7, the applicant has submitted a document from Elysium Construction confirming the appointment of the surveyor and engineer. The overseeing engineer is Head of Engineering at Elysium Construction and has BSc(Hons), ACGI, CEng, and MIStructE qualifications, which are considered acceptable and comply with the Council's supplementary planning guidance document 'Basements'. Details of the monitoring methodology have also been provided, which confirm that the appointed engineers will monitor all relevant works before, during and after construction, which by definition includes all temporary and permanent works. Condition 7 can therefore be discharged.

- 3.3. Condition 10 states that:

"Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*

iii. *full details of planting species and density.*”

3.4. In order to address the outstanding elements of condition 10, the applicant has provided details of the proposed sedum green roof, including maintenance instruction, a section of the 150mm deep substrate, and details of the species. As previously noted in section 2 of this report, the revised documents have been reviewed by the Council’s Trees and Landscaping Officer. These details are considered to vastly improve the submission which is now considered to be acceptable; the deeper substrate would perform far better than the originally proposed document which was more than 50% shallower, and the broad range of species would help to enhance the biodiversity of the site and local area. The species mix would also attract and provide food for pollinators such as bees and butterflies. Condition 10 can therefore be discharged.

3.5. Condition 11 states that:

“No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding, and other changes in ground levels.”

3.6. In order to address the outstanding elements of condition 11, the applicant has provided a landscape design document, that includes landscape layouts, a drainage strategy, tree removal plan, outline planting plan, and details of ground level changes, as well as indicative material palettes and photographs. These details have been reviewed by the Council’s Trees and Landscaping Officer, who has confirmed that they are acceptable and would provide a high quality site-wide landscaping scheme. Condition 11 can therefore be discharged.

3.7. The details provided are therefore considered to be acceptable and in compliance with the Council’s Local Plan policies. As such, it is recommended that the conditions be discharged.

4. Recommendation

4.1. Approve details.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th March 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for ‘Members Briefing’.

Application ref: 2024/0156/P
Contact: Sam Fitzpatrick
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Date: 12 March 2024

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

30 Ferncroft Avenue
London
NW3 7PH

DECISION

Proposal:

Details required by conditions 7 (chartered engineer), 10 (green roof), and 11 (landscaping) of planning permission 2021/3734/P dated 14/06/2023 for the 'erection of replacement single storey rear extension, enlargement of existing basement including formation of pool with associated mechanical plant'.

Drawing Nos:

Details of the Chartered Engineer (dated 16/01/2024); Details of Sedum Green Roof; Landscape design Rev A (prepared by Tom Stuart-Smith, dated 28/07/2022); Bees and Butterflies Sedum Details (prepared by Sempergreen); zone2-12B; Substrate Details - Proposed (prepared by Sempergreen); Sedum Roof - Maintenance Instruction (prepared by Sempergreen); Sedum Species Blanket Assortment (prepared by Sempergreen).

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

Informative(s):

- 1 Details for condition 8 (tree protection) have been submitted and are currently under review by the Council and awaiting determination.

You are reminded that condition 13 (replacement tree planting) of planning permission 2021/3734/P granted on 14/06/2023 is outstanding and requires 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

Chief Planning Officer

DRAFT

DECISION