

Application ref: 2024/0156/P
Contact: Sam Fitzpatrick
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Date: 22 March 2024

Development Management
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Harper Latter Architects
Common Ground
Hill Place House
55A High Street
Wimbledon
SW195BA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30 Ferncroft Avenue
London
NW3 7PH**

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer