

Application ref: 2023/4352/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 14 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

HP Architects Ltd
4 Wiggenshall Road
Watford
WD18 0AL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**The Cottage
Mount Tyndal
Spaniards Road
London
NW3 7JH**

Proposal:

Details pursuant to Conditions 4 (landscaping), 6 (trees), 7 (ASHP details) and 8 (biodiversity) of planning permission 2022/0815/P dated 18/09/2023 for: (Erection of 1st floor side extension above existing garage; part 2-storey rear extension; replacement windows, insulated rendering system to external fabric, and enclosure for ASHP.)

Drawing Nos:

Arboricultural Implications Assessment (prepared by Merewood Arboricultural Consultancy Services, dated 04/03/2024); Arboricultural Impact Assessment Rev A (dated February 2024); Plan of Tree Constraints Rev A (dated February 2024); Tree Protection Method Statement Rev A (dated October 2023); Plant Noise Impact Assessment Report (prepared by Cahill Design Consultants, dated 03/06/2024); PL-18; PL-19; PL-20 Rev A; PL-21 Rev A; PL-22; PL-23; PL-24.

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

Informative(s):

- 1 Details have been provided in relation to condition 4 (landscaping), condition 6

(trees), condition 7 (ASHP) and condition 8 (biodiversity), as required.

Condition 4 required details of hard and soft landscaping and means of enclosure to be submitted to the Council. The applicant has provided proposed landscape plans and details, along with boundary and patio treatment. These details and the submitted documentation have been reviewed by the Council's Trees and Landscaping Officer, who has raised no concerns and confirmed that the details provided are sufficient for condition 4 to be discharged.

Condition 6 required tree protection details in accordance with guidelines and standards set in BS5837:2012. The applicant has provided documents including a tree protection method statement, which has been reviewed by the Council's Trees and Landscaping Officer. They have confirmed that the tree protection details are sufficient to demonstrate that the trees to be retained will be adequately protected throughout development. As such it is recommended that condition 6 can be discharged.

Condition 7 requires full details of the ASHP shown on the ground floor, along with any enclosure and noise impacts to be submitted to the Council. The applicant has provided details of the unit, which would be NIBE model F2040-12, the enclosure, and a noise assessment, which was prepared in line with BS4142:2014 and included a 24hour noise survey. These details have been reviewed by the Council's Environmental Health Officer, who has confirmed that the calculated noise levels are in compliance with the Council's policies and the proposal would be acceptable in environmental health terms. As such, the details submitted are considered sufficient to discharge condition 7.

Condition 8 required the submission of details relating to bird and bat boxes, including locations, types, and species to be accommodated. The applicant has provided details to this effect that have been reviewed by the Council's Nature Conservation Officer, who has confirmed that they are considered to secure the appropriate features to conserve wildlife habitats and biodiversity measures within the development. The submitted details are therefore considered sufficient to discharge condition 8.

The full impact of the proposed development has already been assessed under permission reference 2022/0815/P, dated 18/09/2023. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, D1, D2, and CC2 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to planning permission granted on 18/09/2023 with the reference 2022/0815/P 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 2023.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer