

Application ref: 2024/2341/P
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Development Management
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Brod Wight Architects
8a Baynes Mews
Belsize Park
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Flat 2
26 Belsize Lane
London
NW3 5AB

Proposal: Details of green roof required by condition 4 (living roof) and the design of building foundations and layout required by condition 7 (trees) of planning permission 2021/3553/P dated 24/02/2022 (for the erection of garden studio).

Drawing Nos: GRE_STD-03; Business Brocher with Photo; Youngs base pad layout; Simply Sedum Database; Section through base; Drainage board and fleet datasheet; Protection Fleet Datasheet; Screw and Pile Equipment; ICB Maintenance Requirement by Evagreen; Arboricultural Survey & Impact Assessment by Marcus Foster Arboricultural Design & Consultancy; Method Installation Statement and Screw and Pile Equipment.

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

Informative(s):

1 Reasons for granting approval-

This application is to discharge condition 4 and condition 7 relating to the provision of a green roof and foundations in relation to trees. The green roof is to be implemented over the proposed outbuilding in the rear garden.

The submitted details include- installation procedure guides and detailed schemes of maintenance, sections with manufacturers details demonstrating the construction and materials used, and full details of planting species. The Council's Tree and Landscape Officer has reviewed the submitted details and considers the planting to be suitable for the green roof, the maintenance details sufficient to demonstrate the planting will be sustainable and the green roof to enhance biodiversity at the site.

Condition 7 requires details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site. The original application relates to the installation of an outbuilding. Because the outbuilding footprint sits within the root protection zone of trees, a condition was imposed to protect the trees which would require protection requires Arboricultural Method Statement (AMS) and/or Tree Protection Plan (TPP) specific to the site and proposed scheme, and corroborating with all construction and landscape method statements as relevant. The applicant's supporting statement states that site an exclusion zone will be established and will be greater than the maximum radius of 8m from the piling rig and a crew of 3 trained operatives shall install the piles which would be installed using portable equipment powered from an engine powered hydraulic power pack. Following consultation with the Council's Tree and Landscape Officer it is confirmed that the information as submitted is sufficient to discharge condition 7 and the trees would be protected.

Consequently, the conditions can be discharged. The full impact of the proposed development has already been assessed as part of the related planning permission.

As such, the proposed development is in general accordance with policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2021/3553/P granted on 24/02/2022 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer