

Mr Damian Maguire
Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BB

Application Ref: **2015/1536/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

10 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
56 Elsworthy Road
London
NW3 3BU

Proposal:

Details of landscaping, materials, basement engineer and SUDS in relation to conditions 5, 7, 8 and 9 of 2013/5073/P granted on 15/10/2013 for the excavation of basement with side lightwell and rear rooflights, erection of two-storey rear extension (following demolition of existing single-storey extension), removal of existing side extension, alterations to roof and fenestration all in connection with change of use from three flats to 1 x 6 bedroom flat and 1 x 2 bedroom flat (Class C3).

Drawing Nos: Condition 5: GA001.Ka, 477/GA32/.Ka, 003.p, Planting schedule Rev A dated 2.6.15.

Condition 7: 477/STR 018/.p, STR 019/.p, 477/GA32/.Ka.

Condition 8: Letter by Davies Maguire and Whitby dated 19/1/15.

Condition 9: drawing 477/MEC003/.p.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reasons for approving details:

Condition 5: The proposed hard and soft landscaping details to all boundaries and un-built areas and means of enclosure are considered to be varied and suitable for this location and are considered to increase biodiversity and provide for sustainable planting due to the species selection, size and quality and therefore demonstrate a satisfactory scheme of landscaping. The proposal is in keeping with the William Willett original design and the Elsworthy Conservation Area Area Appraisal and Management Plan 2009. The details submitted [GA001.Ka, 477/GA32/.Ka, 003.p, Planting schedule Rev A dated 2.6.15] are therefore sufficient to discharge condition 5 of planning permission 2013/5073/P.

Condition 7: The details of materials [477/STR 018/.p, STR 019/.p, 477/GA32/.Ka.] to include the Charnwood Mixed Hampshire red (68mm) brick for this development are considered to be satisfactory and are considered to be in keeping with the host building and the character and appearance of the Elsworthy Conservation Area. The details submitted are therefore sufficient to discharge condition 7 of planning permission 2013/5073/P.

Condition 8: The details of qualified engineer [Letter by Davies Maguire and Whitby dated 19/1/15] is considered satisfactory and demonstrated that a suitable qualified engineer with membership of the appropriate professional body has been appointed to oversee the basement works associated with the planning permission ref. 2013/5073/P. The details submitted are therefore sufficient to discharge condition 8 of planning permission 2013/5073/P.

Condition 9: The details of the sustainable urban drainage system (SUDS) to include a plan with GRAF underground rainwater harvesting tanks demonstrate that they are suitable for the size of development and suitable for the purposes of its requirements. The details submitted [drawing 477/MEC003/.p.] are therefore sufficient to discharge condition 9 of planning permission 2013/5073/P.

As such, the proposed development is in general accordance with policies CS13, CS14, CS15, CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP27 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.5, 7.6 and 7.19 of the London Plan March 2015 (consolidated with alterations since 2011); and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

2 You are advised that all conditions relating to planning permission ref. 2013/5073/P granted on 15th October 2013 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment