

Mr Robert Shrimplin
ShrimplinBrown
Lion House
Oriental Road
Woking
GU22 8AR

Application Ref: **2016/1676/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

31 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
92 Fitzjohn's Avenue
LONDON
NW3 6NP

Proposal:

Details of foundations and green roof as required by conditions 6 and 8 of planning permission dated 28/08/2015 (ref 2015/1856/P) for the erection of a two storey dwelling house following the demolition of the existing house.

Drawing Nos: 120-DE006 Rev F; 120-DE003 Rev B; 120-DE004 Rev D; Foundation Plan B1; Engineering Layout C.01 Rev C; Optigreen Substrate Section; Optigreen NBS Specification; Optigreen Species List; Optigreen Maintenance Schedule

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

Informative(s):

- 1 Reasons for granting approval.

Condition 6 (foundations) - The details of the foundations and services that have been submitted are considered acceptable. The applicant has revised the plans which show the service routes have been altered to encroach less into the root protection areas of the trees to be retained.. As such the submitted details are



considered acceptable and condition 6 can be discharged.

Condition 8 (Green roof) - The proposed green roof specifications are considered to be acceptable. The substrate is of an adequate depth and sufficient information has been submitted to demonstrate that the roof will be sustainable, in line with the submitted maintenance plan. The proposed planting is suitable for the site and would enhance the biodiversity of the area.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings or streetscene, or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

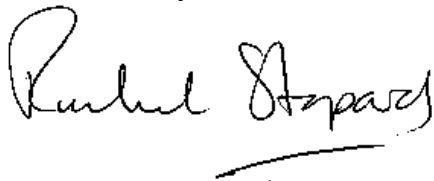
- 2 You are reminded that conditions 9 (Photovoltaics); 11 (Water usage evidence) and 12 (sustainability measures) of planning permission granted on 28/08/2015 (ref 2015/1856/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities