

Mr Sia Sharif
STS Structural Engineering Ltd
58 Crossway
Welwyn Garden City
AL8 7EE

Application Ref: **2017/4825/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

21 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
99A Frognal
London
NW3 6XR

Proposal: Details of tree report as required by condition 7 and details of green roof as required by condition 15 of planning permission 2013/7195/P dated 23/10/2014 for erection of a three-storey dwelling house (Class C3) with basement following demolition of existing dwelling.

Drawing Nos: 1706-1057-201; Tree Protection Plan (TPP-99a Frognal).
Arboricultural Report in Fulfilment of Planning Conditions by Martin Dobson Associates dated 17 November 2017 (MDA reference H05); Icopal ST Lawn Turf- Intensive Green Roof System specification; Bauder Green Roofs- General Maintenance Information; Bauder Technical Data Sheet- Bauder Xero Flor XF301 Sedum Blanket specification; Icopal Lightweight Top Soil- Product Information Sheet; Icopal ST Intensive System (Code: 3101070) specification.

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



Informative(s):

1 Reasons for granting permission:

Condition 7- The applicant has submitted an Arboricultural Report dated 17th November 2017 which has been reviewed by the Council's Tree and Landscaping Officer. The details were found to be acceptable by officers and adequately demonstrate that the development will include appropriate measures to protect trees and biodiversity during the construction phase of the development.

Condition 15- The applicant has submitted details of the proposed green roofing including soil specification details, planting scheme and maintenance plan which has also been reviewed by the Council's Tree and Landscaping Officer. The details were found to be acceptable by officers and adequately demonstrate that the development will include appropriate measures to contribute to biodiversity at the site.

The submitted details are considered sufficient to discharge conditions 7 and 15 of planning permission 2013/7195/P dated 23/10/2014.

As such, the proposed details are in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

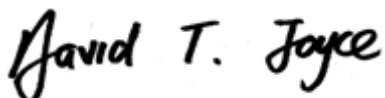
2 You are advised that conditions 4 and 11 of planning permission 2013/7195/P dated 23/10/2014 are outstanding and require details to be submitted and approved.

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



David Joyce
Director of Regeneration and Planning