

Application ref: 2018/2066/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 1 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
30 A Thurlow Road
London
NW3 5PH

Proposal:
Details of replacement tree planting and bio-diverse roof required by conditions 7 and 9 of planning permission 2015/5409/P dated 22/06/2016 (for demolition of existing single storey house and erection of three storey house).

Drawing Nos: 1503_L_214 E; 1503_D_670; Bauder Xero Flor XF301 Sedum Blanket Technical Data Sheet; 93TR-10r1

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

Informative(s):

1 Reason for granting permission:

The original consent (2015/5409/P) involved the removal of a cherry tree. A replacement tree condition was therefore secured. The submitted details indicate a *Betula Utilis* 'Doorenbos' would be planted in the front north west corner of the site. The details have been reviewed by the Council's tree officer. The location and

species of the tree is considered acceptable and would ensure the development contributes to the visual amenity and character of the area.

The green roof would be Bauder Xero Flor XF301 Sedum Blanket. While a deeper substrate would have been preferred, the structure of the approved dwelling would not support the greater weight this would entail. The green roof would be suitably designed and maintained and is therefore acceptable.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance policies CS13, CS14, CS15 and CS16 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.

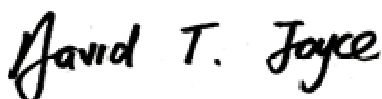
- 2 You are reminded that conditions 8B (SUDS evidence of implementation), 10 (internal water use), 11 (piling method statement), 14 (sustainable design measures), 15 (energy measures) of planning permission granted on 1/09/16 ref: 2015/5409/P are outstanding and require details to be submitted and approved.

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



David Joyce
Director of Regeneration and Planning