

Application ref: 2018/1353/P
Contact: Patrick Marfleet
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Date: 2 October 2018

Development Management
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Design West Planning Ltd
15 Emerson Apartments
Chadwell Lane
London
N8 7RF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**82 Compayne Gardens
London
NW6 3RU**

Proposal:

Details pursuant to condition 4 (drawings and samples of all approved windows, light well grilles and facing materials), 5 (tree protection measures), 6 (engineer qualifications) and 8 (hard and soft landscaping) of permission reference 2017/4519/P dated 27/04/2018 (Basement excavation works to create 3 x 2 bed residential units (C3) at lower ground floor level with associated lightwells to the front and side; restoration of architectural detailing on all elevations; retention and alterations to 11 existing residential units including addition of mezzanines to all first floor studio flats (C3).

Drawing Nos: P01, P02, P03, Arboricultural Method Statement GHA/MS/13360:18 (GHA Trees) 26th February 2018, 'Windows Specifications', 'Window Schedule', D01, W01, Letter dated 18 July 2017 - basement engineers (BM), Tree Protection Plan rev A.

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

Informative(s):

1 Reason for approval:

Condition 4

Full details have been submitted of windows, lightwells and materials. The submitted details have been reviewed by a Conservation Officer who considers they are acceptable. Officers consider that the proposed details would complement the proposals and be appropriate for the context.

Condition 5

Full details of Tree Protection have been submitted and a Tree Officer has reviewed these details and is satisfied. Officers consider that sufficient detail has been provided to demonstrate that the trees will be protected.

Condition 6

The details of the engineers qualifications are considered sufficient to oversee the proposed excavation works. Whilst the engineers qualification did not include 'CGeol' for groundwater flow, Campbell Reith (the Council's independent auditor did not raise groundwater flow as an issue in their audit. Given the above, officers are satisfied.

Condition 8

The details include 2 replacement trees which are considered to be suitable for the site and to mitigate the loss of visual amenity and canopy cover provided by the trees that were removed in order to facilitate development. The planting scheme includes a broad range of plants which is considered to enhance the biodiversity of the area. The front garden landscaping includes hard standing on the driveway and also a bark mulched areas which will be permeable. A Tree and Landscaping Officer has reviewed the details and is satisfied. Therefore officers consider the landscaping details are acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Camden Local Plan policies D1, D2, A2, A3 and A5.

2 You are advised that all the conditions relating to application reference 2017/4519/P, that required details to be submitted, have now been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning