

Application ref: 2018/4523/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 9 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Orcadian Planning
157 Byron Ave
London E12 6NJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Water House
Millfield Lane
London N6 6HQ

Proposal: Details required by condition 5 (landscaping) and 12 (green roof) of planning permission dated 13.4.18 ref 2017/3692/P (for Erection of a single storey side extension, 2 storey front infill extension, and part single part two storey rear extension; erection of a side extension to outbuilding in rear garden; erection of pergola carport at end of driveway; and landscaping works including external ramps)

Drawing Nos: Boundary plan with 49 Fitzroy Park dated 23.10.18; Masterplan landscape drawing dated 23.10.18; survey of beech tree GW/2175/01, Tree Radar root scan report by Landscape Planning dated 31.7.18; 17007-P190C; Bauder product datasheets x 2 on substrates and wildflower blanket dated Feb 2018; Bauder green roofs general maintenance information

Informative(s):

1 Reasons for approval-

The Council's tree and landscape officer has reviewed the submitted details and, following their revision, finds them to be now acceptable.

The landscape plan demonstrates a high quality scheme with adequate soft

planting and permeable paving. The tree radar report indicates that the beech tree at no.49 Fitzroy Park will not be harmed by the new ramped footpath as the majority of significant roots are below 300mm depth.

The green roof details show a high quality green roof with sufficient depth of substrate, adequate maintenance plan and species diversity to be sustainable.

The planting schemes will preserve and enhance the biodiversity and visual character of the conservation area and private open space. A previous objection from a neighbour regarding the impact on their adjacent beech tree has now been withdrawn following receipt of these revised plans.

As such, the proposed details are in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

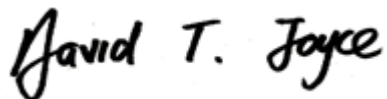
- 2 You are reminded that conditions 4 (design features), 9 (acoustic measures) and 11 (bird and bat boxes) of planning permission granted on 13/04/18 ref 2017/3692/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning