

Application ref: 2018/4779/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 25 January 2019

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

Howard Pease Architects Ltd
Old Batford Mill
Lower Luton Road
Harpenden
AL5 5BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
22 Hillfield Road
London
NW6 1PZ

Proposal:

Details pursuant to conditions 4 (tree protection), 6 (secured cycle storage), 8 (details of all facing materials including windows, doors and gates), 11(sustainability statement) and 12 (landscaping) of planning permission 2018/0067/P dated 31.05.2018 for the erection of a two storey (2Bed 3P) dwellinghouse in rear garden and installation of gate to provide access from Mill Lane.

Drawing Nos: HRL/2018/01, HRL/2018/09, HRL/2018/20, SKU: LYNG1459, Method Statement REVA, Tree Protection Plan REVA, Image of the Aluminium sliding gate, Manufacturing Specification of the cycle storage area, drawing of the proposed sliding door and Sustainability Statement Commissioned by Proport Eco-Services dated September 2018, Honey frame 60-Cell Module, Tech Specs for the hardstanding, Sky Garden Sedum blanket, Sky Garden Product data sheet and Golden Buff bricks .

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

Informative(s):

- 1 Reason for granting permission:

Condition 4 requires the detail of the tree protection to be submitted and

approve. The method statement demonstrate that the tree to be retained would be adequately protected throughout the development in line with BS5837-2012 (Trees in relation to design, demolition and construction). The submitted statement combined with foundation plan (HRL/2018/09 and HRL/2018/20) demonstrates that the proposed new or existing structure surrounding the exiting tree would not be harmful. The tree officer confirm that the proposed works would acceptable and condition 4 can be discharged.

Condition 6 require details in regards to the cycle storage area for 2 x bicycles to be submitted and approved. The cycle store would be constructed using timber, measuring approximately 1.8m in depth, 0.8m in height and would be screened by 1.8m high boundary wall. The cycle storage enclosure would be covered and secured with level access; the proposed cycle parking facility and the level of provision are acceptable and meet the objectives of the condition 6.

Condition 8 require detailed drawings or samples of all facing materials as appropriate shall be submitted and approve. This includes windows, doors, ventilation grill, gate and fencing details were attached to help provide clear design principle of how all the external materials would affect the final design of the host building. The manufacturing detail of the Golden Buff brick is considered acceptable in design and appearance. The buildings surrounding the site have a range of finishes including render and a mixture of timber and aluminium framed windows, which is typical of new dwellings on Mill Lane. The principle of the use of the yellow colour bricks would not detract from the appearance of the building and would respect the character of the surrounding area. The proposed colour, texture, stretch-bond and pointing is considered acceptable.

The detail submitted for the proposed door and window details would ensure a high quality nature of the approved design and retain sufficient depth and interest to the elevations. Therefore, the overall design would maintain the character and appearance of the host building and surrounding area. Therefore, the proposal would be in general accordance with policy D1 of the Local Plan 2017.

Condition 11 requires details of sustainability statement demonstrating how sustainable design principles and climate change measures have been incorporated into the design and construction of the development.

A Sustainability Assessment has been submitted and the statement should demonstrate how the proposal would achieve the sustainable design principles as noted in policy CC2. The Sustainability officer has reviewed the submitted information, and confirmed that the proposal should meet the criteria in CC2 of the Local Plan 2017. The original plans/elevation drawing did not reflect the methods highlighted in section 4.2 above, such as, the provision for Thermal and Solar photovoltaic panels. However, given the size and scale dwelling the proposed green roof and thermal and solar photovoltaic panels would ensure that the new dwelling would achieve some sustainable design principles in accordance with CC2.

Condition 12 requires full details of hard and soft landscaping details including

information of the means of enclosure of all un-built, open areas to be submitted and approved by the local planning authority in writing. The details submitted confirmed that the hardstanding would be permeable material that would allow surface water run-off and lower the risk of flooding. Condition 12 can therefore be discharged.

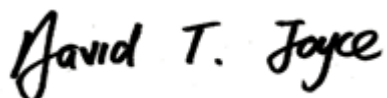
- 2 You are advised that all conditions relating to planning permission 2018/0067/P granted on 31.05.2018 which need details to be submitted, have been approved.

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