

Application ref: 2018/5969/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 19 February 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

Henning Stummel Architects
2 Smugglers Yard
London
W12 8HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Rear of 87 Fitzjohn's Avenue
London
NW3 6NY

Proposal: Details of conditions 5 (detailed drawings, or samples of materials as appropriate), 6 (living roof), and 10 (hard and soft landscaping) of planning permission ref: 2017/4180/P dated 30/04/2018 for 'Erection of a single storey 1 bedroom dwellinghouse'

Drawing Nos: 115_650_PA_Rev.C, 115_700_PA, 115_710_PA, 115_720_PA, 115_730_PA, 115_740_PA, 115_750_PA_Rev.A, 'Garden Care Plan' document (unnumbered) received 18/02/2019, 'Guidelines for the Maintenance of the Extensive Sedum Green Roof System' document (unnumbered) & 'Bauder XF301 Sedum System' by Bauder dated January 2018.

The Council has considered your application and decided approval of details.

Informative(s):

- 1 Full hard and soft landscaping details have been provided in accordance with condition 10 of the previously approved scheme (ref: 2017/4180/P dated 30/04/2018). The planting in particular was an important component of the previous approval, with boundary planting needed in order to maintain a leafy garden appearance behind the stepped boundary wall of this infill development.

The details are considered satisfactory in demonstrating proposed species and densities of plantings and materials for hard landscaping. The proposed planting and materials are considered to be of high quality. The higher level 'Arbutus Unedo' (4-8 metres in height and spread when mature) helps to maintain this garden setting when viewed from the conservation area. These details have been assessed as appropriate by the Council's Trees and Landscaping Officers.

Details of the living roof including its maintenance were submitted in accordance with condition 6 of the previously approved plans. These have similarly been assessed by the Trees and Landscaping Team and have been found to be acceptable.

Details have been submitted of the proposed materials in accordance with condition 5 of the original application. The materials shown are of a modern design, including slim frame aluminium fenestration details and a steel entrance gate. Whilst the steel finish would not typically be desirable within a conservation area, given the modern design of the unit, relatively discreet nature of the door set within the boundary wall, and nature of steel copings approved under the full application, this is considered to be acceptable in this instance. Given the high quality finish and design of these details, the proposed materials are considered to be acceptable.

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

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies D1, D2 and A3 of the London Borough of Camden Local Plan (2017).

- 2 You are reminded that condition 7 (evidence of sustainable design principles being met) of planning application 2017/4180/P dated 30/04/2018 is outstanding and requires 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

David T. Joyce

David Joyce
Director of Regeneration and Planning