

Application ref: 2019/4051/P
Contact: Obote Hope
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Date: 7 October 2019

Development Management
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Ambigram Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
52 Eton Avenue
London
NW3 3HN

Proposal:
Details of conditions 5 (qualified engineer) and 7 (green roof) pursuant to planning permission 2019/0532/P dated 07/08/2019 for: Erection of part- replacement single storey extensions to front and side elevations with terrace above front extension; excavation of basement level with side lightwell; hard and soft landscaping.

Drawing Nos: 0581 PL REVA; Bauder General maintenance systems XF118; Bauder Flora seed mixes and Covering letter from TZG Partnership dated 5th August 2019.

Informative(s):

1 Reason for granting permission:

This application seeks to discharge condition 5 (Green roof) and condition 7 (Details of suitably qualified chartered engineer) of planning permission 2019/0532/P dated 07/08/2019.

Condition 7 requires details to be provided of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their

duration, to ensure compliance with the design, which has been checked and approved by a building control body.

TZG Partnership Engineering Consultants have been appointed to oversee the main works and George Holland of TZG Consultants will appoint a Charter Engineer with CEng, MIStructE to inspect, approve and monitor the critical elements. Thus, the details provided are considered to be acceptable to discharge the condition 7.

The green roof would consist of at least 23 species present in each blanket and would be made up of 100mm Sedum Vegetation species. The submitted details satisfactorily demonstrate that the green roof is suitably designed and secures measures for on-going maintenance. The green roof will improve the biodiversity value of the site.

As such, the proposal would be in general accordance with the requirements of policies D1, D2, A3 and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/0532/P granted on 07/08/2019 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer