

Application ref: 2019/2214/P
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Date: 7 January 2020

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von Preussen Pease Reynolds Architects Ltd.
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to rear of 133-137 Brecknock Road
London
N19 5AE**

Proposal: Details pursuant to conditions 3 (external materials), 4 (part M4(2) of Building Regulations), 6 (foundations and trenches), 8 (waste storage), 9 (cycle storage), 12 (green roof) and 13 (appointment of structural engineer) of planning permission ref 2017/7045/P granted on 09/01/2019 for Erection of two storey 4 bedroom dwelling involving excavation to create lower ground floor and patios, plus entrance off Montpelier Grove.

Drawing Nos: Document: discharge of planning conditions, by vPPR architects dated 11.4.19; letter from HRW engineers dated 1.4.19; Arboricultural development statement by CBA Trees dated July 2018; site photos dated 6.1.20; 092-SK-052 revB, 055

Informative(s):

1 Reason for granting approval-

Condition 3- the design and materials for the fenestration, brick walls, timber cladding and green roof are considered to be high quality and appropriate to the character and appearance of this building and streetscene.

Condition 4- the submitted details from the approved Building Inspector demonstrates that the house complies with Part M4(2) of Building Regulations.

In relation to the need for a level access to the front entrance, a ramp is now proposed to remove the current stepped approach between the street and new house, following the discovery of no tree roots within this area. The minimal excavation will not harm any trees and this new design will now provide full compliance with Part M4(2).

Condition 6- the design and location of foundations is considered acceptable, given the discovery of no significant roots in their vicinity, and thus will not harm any roots from adjoining trees.

Condition 8- the proposed external binstore is considered acceptable in location, size and design; the waste collection arrangements are acceptable in operation.

Condition 9- the proposed external cycle store for 2 cycles is considered acceptable in location, size and design and complies with Camden design guidance.

Condition 12- the details submitted are considered acceptable to demonstrate that the green roof will enhance the biodiversity of the site and be adequately maintained.

Condition 13- the details of the appointed engineer's responsibilities and qualifications for the basement construction works are appropriate and acceptable in this case.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or on neighbouring amenity.

As such, the proposed details are in general accordance with policies D1, H1, H6, A1, A2, A3, A5, T1, CC1, CC2, CC3 and CC5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2017/7045/P dated 09/01/2019, 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