

Application ref: 2019/6266/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 26 February 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Paul Gibbs Architecture  
12 Moss Lane  
Orrell Park  
Liverpool  
L9 8AJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Flat B**  
**15 West Heath Road**  
**London**  
**NW3 7UU**

Proposal:

Details of conditions 4 (hard and soft landscaping), 5 (living roof), 6 (1.8 metre high screen) of planning permission 2017/5365/P dated 22/05/2018 for the erection of single storey rear extension at ground floor level and erection of rear infill extensions to the east and west at lower ground floor level with associated terraces at ground floor level.

Drawing Nos: 9378\_15\_PL001, 9378\_15\_PL101, 9378\_15\_PL102, 9378\_15\_PL103, 9378\_15\_PL104, 9378\_15\_BauderXF118 and manufacturers' information from Bauder.

Informative(s):

#### **1 Reason for granting permission:**

Condition 4 requires details of the hard and soft landscaping works to be submitted and approved. The details provided demonstrate that the proposed landscaping works would achieve high quality landscaping that would contribute to the visual amenity, character and biodiversity of the area.

Condition 5 requires full details of the green roof approved on the proposed development together with details of a maintenance plan. The applicant has

provided details of the type of green roof, including sections of the substrate which would be of a suitable depth and proposed planting which is considered acceptable. A maintenance plan have been provided and reviewed by the Council's Trees officers, who consider the proposal acceptable to satisfy condition 5.

Condition 6 requires details of the 1.8m high screen of the balustrade to the flank and rear elevations, the balustrading to the new balconies obscured glazed which are considered appropriate at ground floor level, which would be in keeping with the proposed glazed balustrades elsewhere.

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 buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

No objections were received and comments received from the neighbouring resident suggest that whilst there is in general support of the proposal the plants should be recycled and reused as part of this application to prevent the loss of the plant shrubs/trees as part of the process. However, the proposal is for approval of details and would not allow new condition to be introduced as part of this application. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details are in general accordance with policies A1, A2, A3, A5, CC1, CC2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/5365/P granted on 22.05.2018 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 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