

Application ref: 2020/0330/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 25 March 2020

Development Management
Regeneration and Planning
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Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Cottage
2 A Templewood Avenue
London
NW3 7XA

Proposal:

Details of excavation and foundations required by condition 4 of planning permission 2018/3618/P dated 23/09/2019 for: 'Erection of single storey front and rear extensions (following partial demolition of existing property) including a rised roof height; external alterations including formation of covered front porch, paving and landscaping works'.

Drawing Nos: 1087-Cond 04-01, 1087-Cond 04-02 & 1087-Cond 04-03

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Details of excavations and foundations have been submitted as required by condition 4 of planning permission ref: 2018/3618/P dated 23/09/2019.

The Council's trees team has reviewed the details. The foundation details are considered sufficient to demonstrate that the impact on trees to be retained would be of an acceptable level. It is recommended that the details be approved.

The planning and history of the site has been considered when coming to this decision. No third party comments were received in response to these details.

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 A2 and A3 the London Borough of Camden Local Plan (2017).

- 2 You are reminded that condition 6 (details of the green roof including species, planting density, substrate) of ref: 2018/3618/P dated 23/09/2019 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 2019.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer