

Application ref: 2020/1527/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 7 May 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)

Studio Mark Ruthven  
92 Prince of Wales Road  
London  
NW5 3NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**10 Nutley Terrace**  
**London**  
**NW3 5SB**

Proposal: Details of living roof requiring by condition 9 of planning permission ref: 2018/6261/P dated 09/04/2019, for: 'Partial demolition of existing building; external alterations including erection of front, side and rear ground floor extensions (following demolition of existing); and erection of two storey rear extension with rear roof terrace at first floor level'.

Drawing Nos: NU2-X-001, NU2-P-002, NU2-DC-405, D0901/03-00W\_0-4Deg\_200-ExtInt-S-DB\_001, 'General Maintenance' report by Bauder (undated) & 'Product Datasheet' by Bauder dated January 2018.

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

Informative(s):

#### 1 Reason for granting permission

Details of the living roof including its maintenance were submitted in compliance with condition 9 of planning permission ref: 2018/6261/P dated 09/04/2019. These have been assessed by the Trees and Landscaping Team and the details are considered sufficient to demonstrate that the green roof will be suitable for the site and will be adequately maintained. On this basis the

details are considered to be acceptable.

One comment was received in response to the application with reference to the loss of trees on site, the value of these trees, and the potential off-site re-use of them. This application is for the details of the green roof of the building, rather than on-site trees. In any event, an arboricultural report was submitted with the original application (ref: 2018/6261/P dated 09/04/2019) which identified 15 on site trees, and detailed the removal of 2no. Category C ('low quality') and 1no. B1 ('moderate quality') trees. Tree protection measures were secured for those remaining on site. The details were considered acceptable and approved subject to condition under the original scheme.

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

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 Planning (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 G1, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2018/6261/P dated 09/04/2019 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer