

Application ref: 2020/1900/P  
Contact: Obote Hope  
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Date: 5 June 2020

**Development Management**  
Regeneration and Planning  
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David Long Architects  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**99 South End Road**  
**London**  
**NW3 2RJ**

Proposal: Details of conditions 4 (trees to be retained and protected), 6 (living roof) and 7 (details of hard and soft landscaping) of Planning Permission 2019/4437/P dated 11/03/2020 for Internal and external alterations including the erection of a single storey rear extension (following the demolition of the rear conservatory) and the installation of new roof to the annex building; new hard and soft landscaping arrangement, the formation of new external staircase, replacement of the garage door and re-opened passageway to form a new side entrance to the flank elevation, all to the front elevation.

Drawing Nos: DD-026; DD-001 REV B; DD-030 REV B; DD-031 REVA; DD-033; DD-034 and Arboricultural Method Statement commissioned by AWA Tree Consultants

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

Informatives:

1 Reason for granting approval:

Condition 4 - require details of how the trees would be retained and protected. The tree protection details and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained both on and off site and will be adequately protected throughout development in line with BS5837:2012. The tree officer has agreed that the trees would be adequately maintained.

Condition 6 - The details of the wildflower green roof, including a detailed scheme on maintenance, sections at 1:5 with manufacturer's details demonstrating the construction and materials used and full details of planting species and density, are acceptable. They adequately demonstrate that the development will include appropriate measures to take account of biodiversity.

Condition 7 - Overall, the landscaping design on site would be closely integrated with existing surrounding spaces. The level of quality of planting is welcomed. The landscape design is of high quality, contextual and has considered access requirements, with suitable management details in place to ensure its longevity.

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 full impact of the proposed development has previously been assessed.

As such, the proposal is in general accordance with policies A1, A3, CC1, CC2, CC3, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions relating to planning permission 2019/4437/P dated 04.02.2020 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