

Application ref: 2020/4452/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Square Feet Architects
95 Bell Street
London
NW1 6TL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**R/O 29-33 Arkwright Road
London
NW3 6BJ**

Proposal:

Details of conditions 6 (hard and soft landscaping), 15 (living roof), 17 (bird, bat and hedgehog boxes) and 20 (ecology method statement) of planning permission 2019/1697/P dated 24/06/2020 (for construction of 2 no. detached, two storey dwellinghouses (Use Class C3), replacement boundary wall to lane and associated site re-landscaping).
Drawing Nos: Additional specifics to be read in conjunction with arboricultural method statement (prepared by Frank Parsons, received 09/11/2020); Approval of Conditions Statement (prepared by Square Feet Architects, received 30/10/2020); Bauder BioSOLAR Product Data Sheet (prepared by Bauder, dated 18/06/2019); Bauder BioSOLAR PV Green Roof System General Maintenance (prepared by Bauder, dated October 2019); Bauder DSE40 Drainage and Water Storage Layer Product Data Sheet (prepared by Bauder, dated 30/08/2019); Bauder Extensive/Intensive Green Roof System (0-4 degree Slope) D0901/03-00W_0-4Deg_200-ExtInt-S-DB_001; Bauder Flora Seed Mix Range Product Data Sheet (prepared by Bauder, dated 02/09/2019); Bauder (FLL Compliant) Extensive/Biodiverse/Intensive Substrate Product Data Sheet (prepared by Bauder, dated 02/09/2019); Bauder FSM 600 & FSM 1100 Protection Mat Product Data Sheet (prepared by Bauder, dated 02/09/2019); Bauder Green Roof Biodiverse Systems XF118, Bauder Flora seed mixes and wildflower planted substrate-based systems General Maintenance (prepared by Bauder, dated September 2016); Bauder PV BioSolar Bituminous Standard Detail D0100-00W_011-002 Issue 01;
Condition 6 - Details of hard and soft landscaping (prepared by Square Feet

Architects); Ecological Method Statement (prepared by Greengage, dated September 2020); Green Roof Details 1514_D_02; Landscape Design Package Rev. A (prepared by London Garden Designer, received 30/10/2020); Proposed Ground Floor Plan including the location of bird and hedgehog boxes 1514_L_310 Rev. G; Proposed 25F S.W. Elevation (Elevation C) including the location of bat box 1514_L_322 Rev. D; Proposed 25G S.W. Elevation (Elevation E) including the location of bat box 1514_L_324 Rev. B.

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

Informative(s):

1 Reason for approving details

The submitted details for conditions 6 (landscaping) and 15 (living roof) have been reviewed by the Council's Tree and Landscape Officer. With regards to condition 15, the Council's Tree and Landscape Officer has confirmed that the proposed green roof is suitable for the site and will enhance the biodiversity of the site. The maintenance plan is considered sufficient to demonstrate that the roof will be adequately maintained.

With regards to condition 6, the landscaping is considered to be suitable for the site and will be adequately maintained. The planting will enhance the biodiversity of the site and is considered to be of a high quality design. The scheme involves excavation within the root protection area of a pear tree that is subject to a TPO, and the submitted additional information to the arboricultural method statement demonstrates how the works will ensure the impact on the TPOed pear tree will be of an acceptable level.

The submitted details for conditions 17 (bird, bat and hedgehog boxes) and 20 (ecological survey) have been reviewed by the Council's Nature Conservation Officer who has confirmed that the location and type of bird, bat and hedgehog boxes and submitted ecology statement are appropriate and would conserve and enhance wildlife habitats and biodiversity measures within the development.

As such, the submitted details would be in general accordance with the requirements of policies A2, A3, D1, D2, G1, CC1, CC2 and CC3 of the Camden Local Plan 2017, and are sufficient to discharge conditions 6, 15, 17 and 20.

2 You are reminded that conditions 3, 4, 13 and 22 of planning permission 2019/1697/P granted on 24/06/2020 are outstanding and require 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', written in a cursive style.

Daniel Pope
Chief Planning Officer