

Application ref: 2020/0820/P
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Amos Goldreich Architecture
Studio 32
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
59 Croftdown Road
London
NW5 1EL

Proposal:
Details required by conditions 7 (Considerate Contractors Scheme) and 9 (Green Roof) of planning permission dated 24/03/2017(Ref: 2016/3596/P) for single storey rear extension with basement below, and replacement outbuilding for use ancillary to main building.

Drawing Nos: 087-103B; 087-400; Design Statement by Amos Goldreich Architecture dated 19/02/20; Proforma Invoice SRO14478 from Considerate Constructors; and Email dated 23/03/20 from Considerate Constructors Scheme confirming payment.

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

Informative(s):

1 Reason for granting permission -

Planning permission was granted in 2017 for the erection of a rear extension to the property, with a basement below and the installation of a replacement outbuilding. (Ref: 2016/3596/P). The permission was due to expire on 24/03/20, but was granted an extension of time by an additional Environmental Approval under S93B (2020/5244/P) which means it now remains valid until 01/05/21.

The building is located within the Dartmouth Park Conservation Area. The extension and outbuilding were designed with green roofs to help soften their appearance and to blend the structures into the rear gardens which form an important part of the character and appearance of the conservation area. A pre-commencement condition (condition 9) was imposed which required further details of the green roofs (including substrate, planting and maintenance) to be submitted to show it had been designed to support biodiversity and assist in managing the water environment as required by policies CS13, CS15, CS16, DP22, DP23 and DP32 of the LDF which were in place at the time. They have been superseded by policies A3, CC1, CC3, CC4 of the Local Plan, but the thrust of the policies remains the same.

The roof is formed of a sedum blanket which requires limited maintenance. It contains 11 species including some mosses and grass. The Council's tree and landscape officer has reviewed the details and is satisfied that the green roofs will enhance biodiversity and assist in reducing surface water runoff.

It was not considered necessary to require a construction management plan as part of the planning permission, but a pre-commencement condition was imposed that required evidence that the development had been registered with the Considerate Constructor's Scheme (condition 7). This was to ensure that the impact of the construction on amenity was minimised in accordance with CS5 and DP26 of the LDF, which has been replaced by A1 of the Local Plan. Evidence has been provided that the project has been registered with the Considerate Constructors Scheme.

On the basis of the above it is considered that the requirements of conditions 7 and 9 have been discharged.

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