

Application ref: 2021/0186/P  
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Date: 29 March 2021

**Development Management**  
Regeneration and Planning  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**10 Ferncroft Avenue**  
**London**  
**NW3 7PH**

#### **Proposal:**

Approval of condition 3 (Green roof) and 6 (external materials) pursuant to planning permission ref no: 2020/01113/P for; Erection of single storey rear extension and enlargement of terrace; installation of two dormers and other alterations dated 04/08/2020  
Drawing Nos: Section Details RevC, AD-11 RevT-01, AD-14 Rev00, IQ-2865-01RevC, weinerberger dark multi-brick image, AD-15 Rev00, 126FA-003, 126FA-004, Green roof details in email received 16/3/2021; sedum species sheet, Bauder XF301 Sedum System sheet, Bauder-Extensive-Green-Roof-System-Maintenance-Procedure-V6.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reason for granting.

The application is for the approval of condition 3 (Green roof) and 6 (external

materials) pursuant to planning permission ref no: 2020/0113/P for; Erection of single storey rear extension and enlargement of terrace; installation of two dormers and other alterations dated 04/08/2020.

Regarding the green roof submissions, details submitted include maintenance details and proposed species. The scheme involves the removal of some hedging but includes the planting of six trees with understorey planting in the front garden of the property which is considered an improvement on existing. The proposed front garden gravel surfacing is likely to be an improvement on existing in terms of permeability. The council's tree officer has reviewed the application and considers it to be acceptable.

The details submitted for external materials include glazing and mixed wiener Berger brick. The council's conservation and heritage officer has reviewed the external materials and states that they are appropriate to the host building and surrounding context.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the wider area or on neighbouring amenity.

- 2 You are advised that all pre commencement conditions have now 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

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

Daniel Pope  
Chief Planning Officer