

Application ref: 2021/2039/P
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Date: 29 April 2021

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SHH Architects
1 Vencourt Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**12 & 14 Maresfield Gardens
London
NW3 5SU**

Proposal:

Approval of details for condition 4 (Green Roof) and Condition 6 (Hard and Soft Landscaping) of Planning permission 2020/0899/P for "Erection of rear extension with glazed doors at upper ground floor; rebuild rear extension at lower ground floor including alteration to fenestration to rear and addition of windows to side elevations; alteration to fenestration at rear first floor level; insertion of rooflights to rear roof; creation of roof terrace at upper ground floor level; all works to both properties."

Drawing Nos: L101; L202; L201; L102; L502; 2_MARSFD_GNDS_L501;
DOC_12_MARSFD_GNDS_L601; DOC_14_MARSFD_GNDS_L601; Grufe Tile
Specification; InstaGrufe DWG; GrufeKit maintenance Sheet; (923)493_PL01;

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 4 requires details of the green roof , manufacturers details, planting species and maintenance details to ensure that they are retained and

maintained in perpetuity. The green roof details are suitable for the site and will enhance the biodiversity of the site. The maintenance details are sufficient to demonstrate that the roof will be adequately maintained.

Condition 6 requires details of the hard and soft landscape details across the whole site. The proposed landscaping is of high quality, suitable for the site and includes a broad range of plants and trees that will enhance the biodiversity of the site.

The Tree and Landscape Officer has reviewed the submitted information and considers the detail to be acceptable to discharge the conditions.

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 CC1, CC2, CC3, D1, D2, A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions relating to planning permission granted on 01/06/2020 reference 2020/0899/P 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