

Application ref: 2021/1651/P
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Date: 9 July 2021

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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

29 Maresfield Gardens
London
NW3 5SD

Proposal: Discharge of conditions 4 & 6 related to planning application 2020/1418/P granted on 29/09/2020 for the erection of single storey lower ground rear extension with external roof terrace above together with new external patio with new stepped access to rear garden, external alterations to property including replacement of ground floor rear window with French doors, installation of new window and enlarged window to ground floor side elevation and installation of new entrance door off front porch to provide access to upper floor flats.

Drawing Nos: 001 A1, CRM Storemflow Data, Podium Deck RWP Chamber 85mm/110mm, Podium Deck RWP Chamber 150mm/110mm, Swanage Handmade Light Red Multi 4303

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

Informative(s):

1 Reasons for granting permission:

Condition 4 of application ref 2020/1418/P requires a sample panel of the facing brickwork demonstrating the proposed colour, texture, and face-bond

and pointing shall be provided on site and approved in writing by the local planning authority. This is in order to safeguard the appearance of the premises and the character of the immediate area in accordance with Policy D1 and D2 of the Camden Local Plan 2017.

The colour, texture, sample of the proposed facing bricks were submitted and viewed by officers. The Council's conservation officer has viewed the information and raises no objection.

Condition 6 of application ref 2020/1418/P requires, full details in respect of the Blue roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 of the London Borough of Camden Local Plan 2017.

The applicant submitted detail drawings at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate, as well as details of the attenuation and water collection system.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2020/1418/P granted on 29/09/2020 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