

Application ref: 2021/2945/P
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Green Retreats Ltd
Green Retreats Ltd
Hangar 4
Westcott Venture Park
Aylesbury
HP18 0XB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Maisonette A Lower Ground 1st And 2nd Floor Front
4 Lambolle Road
London
NW3 4HP**

Proposal:

Details required by conditions 3 (tree protection), 4 (foundations and layout) and 5 (detailed drawings) of planning permission 2020/3292/P dated 27/05/2021 (for erection of single storey outbuilding and installation of associated air source heat pump in rear garden to replace existing play equipment, for use ancillary to lower ground floor flat.).

Drawing Nos: Arboricultural Report (prepared by Andrew Day Arboricultural Consultancy Ltd, dated 16/06/21 - revised report received 20/07/2021); Details of proposed cover for air source heat pump; Tree Protection Plan (prepared by Andrew Day Arboricultural Consultancy Ltd, dated 16/06/2021).

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

Informative(s):

1 Reasons for approving details-

The submitted details for conditions 3 and 4 have been reviewed by the Council's Tree and Landscape Officer who has confirmed that the tree

protection plan and revised arboricultural report, which includes foundation details, are considered sufficient to demonstrate that all surrounding trees will be adequately protected throughout development in accordance with BS5837:2012.

With regards to condition 5, the details of the proposed air source heat pump enclosure are considered appropriate in terms of colour and materials. The proposed cedar timber cladding would match the exterior of the outbuilding on which it would be located and is considered to be an appropriate material for the outdoor setting. The proposed enclosure would therefore not have a harmful impact on the appearance of the outbuilding or rear garden.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One objection was received concerning the proposed electrical route to the outbuilding being positioned on the fence with 2 Lambolle Road, and with regards to the potential noise pollution from the air source heat pump. The position of the electrical route is not required to be submitted as part of this approval of details application, and is not a material planning consideration. The air source heat pump was approved subject to compliance with noise and anti-vibration conditions, and it will be located within an acoustic enclosure as per the recommendations of the approved noise impact assessment. The full impact of the proposed development has previously been assessed.

As such, the submitted details would be in general accordance with the requirements of policies A2, A3, D1 and D2 of the Camden Local Plan 2017, and are sufficient to discharge conditions 3, 4 and 5.

- 2 You are advised that all conditions relating to planning permission 2020/3292/P dated 27/05/2021 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