

3 September 2021

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KP0075 Priory Terrace

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Mr O Hope
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
WC1H 9JE

Dear Obote

Subject: Approval of details reserved by conditions 4, 8, 9 and 12 at 39 Priory Terrace, NW6 4DG

I write on behalf of our client, Mr Alfaki, in respect of the above site. Please find enclosed an application to approve conditions attached to planning permission ref: 2020/2839/P approved 14 April 2021.

Erection of 2-storey plus basement house with front lightwell and associated landscaping following demolition of existing garage.

This application relates to the following conditions approving those elements [in emphasised text]:

4. Engineer details

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Condition 4 approval is supported by the following:

1. EngineersHRW
Simon Robinson - Director
simon@engineers-hrw.co.uk
0207 407 9575.
2. Letter of appointment detailing engineer responsibilities, dated 27 August 2021.

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8. Solar PV panels details

Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Condition 8 approval is supported by the following:

1. Our confirmation that no Solar PV systems have been proposed or approved, as confirmed in the approved Energy Statement prepared by ME7 dated 18 March 2020;
2. Our confirmation that no other renewable energy systems have been proposed or approved, as confirmed in the approved Energy Statement prepared by ME7 dated 18 March 2020;
3. Our confirmation that no meter to monitor the energy output is proposed;
4. A copy of the approved Energy Statement prepared by ME7 dated 18 March 2020 confirming the above.

9. Green Roof

Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

i. a detailed scheme of maintenance

ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]

iii. full details of planting species and density

Condition 9 approval is supported by the following:

5. ANS GrufeKit Product info sheet 2021 with “Sedum” product selected and drawing at 1:20 at A4;
6. ANS GrufeKit Plant List “Sedum” Varieties and density;
7. ANS GrufeKit Green Roof Specification/ Technical Details;
8. ANS GrufeKit Maintenance Guide 2021;
9. ANS GrufeKit tray plans and sections at a scale 1:20 at A4.

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12. Neighbouring trees

Prior to the commencement of any works on site, details demonstrating how tree/s on the neighbouring site shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Condition 12 approval is supported by the following:

1. Our confirmation that there are no trees on any neighbouring site. The redline plan abuts no properties with any trees. The west boundary is located midway perpendicular to the driveway to the two garages and only one garage is located within the site plan. The north boundary is a highway, Abbey Road. The East boundary is a highway, Priory Terrace. The south boundary is 39 Priory Terrace where there are no trees. This condition appears to be attached in error;
2. Measured survey at 1:100 at A1 identifying that there are no trees on any neighbouring site;
3. Tree statement prepared by Adam Hollis in memorandum dated 11 March 2020, that was submitted as evidence and approved as part of the original consent, confirming that there are no trees on any neighbouring site;

I trust the application can be registered promptly and approved without delay. If you have any queries do not hesitate to contact me.

Kind regards

A handwritten signature in black ink, appearing to read "Tom Darwall-Smith".

Tom Darwall-Smith MA MRTPI
Director