

Application ref: 2021/1864/P
Contact: Matthew Dempsey
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Date: 14 September 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:

Flat B
47 Caversham Road
London
NW5 2DR

Proposal:

Details of conditions 4 (green roof) & 7 (tree protection) of planning permission ref 2020/4176/P dated 31/03/2021 for 'Erection of garden outbuilding'.

Drawing Nos: Site Location Plan GMD1337 28/08/2020 D, 01, 02, 03, 04, 05, 06, 07, 08 (08/04/2021). Cover letter (16/04/2021), Enviromat spec sheet (1-4).

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

Informatives:

1 **Reasons for approving details:**

The Council tree and landscape officer has been consulted on the proposals in relation to both condition 4 (green roof) and 7 (tree protection measures) and has raised no objection.

With regards to condition 4, the supporting documentation is considered sufficient to demonstrate a detailed scheme of maintenance, along with details of planting species and density for the green roof as required.

With regards to condition 7, the details provided are considered sufficient to demonstrate that all surrounding trees will be adequately protected throughout the approved development in accordance with BS5837:2012.

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 comment was received during public consultation which has been given due consideration.

As such, the submitted details would be in general accordance with the requirements of policies CC1, CC2, CC3, D1, D2, A2 and A3 of the Camden Local Plan 2017, and are sufficient to discharge conditions 4 and 7.

- 2 You are advised that all conditions relating to planning permission 2020/4176/P dated 31/03/2021 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 2021.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer