

Application ref: 2021/4226/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 10 November 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Keystone Planning Limited
International House
Holborn Viaduct
London
EC1A 2BN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Garages And Land Adjacent To 39 Priory Terrace
Priory Terrace
London
NW6 4DG**

Proposal:

Details of a suitably qualified engineer required by condition 4; details of photovoltaic cells required by condition 8; details of living roof required by condition 9; details of tree protection methods required by condition 12 of planning permission 2020/2839/P, dated 14/04/2021 (for: Erection of 2-storey plus basement house; associated landscaping etc) Drawing Nos: Cover letter dated 03/09/2021 (Keystone Planning); 33847_01_P Rev 0; Energy Statement, dated 18/03/2020 (ME7); GrufeKit Green Roof System Maintenance Guide 2021; GrufeKit Green Roof System Specification; ANS GrufeKit Information Sheet; Sedum GrufeKit Green Roof Plant List; GrufeKit module; Letter from engineersHRW dated 27/08/2021; Email from Adam Hollis MSc Arb MICFor CENV F Arbor A (Landmark Trees)

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

Informative(s):

1 Reasons for granting

This application seeks to discharge conditions 4, 8, 9 and 12 of planning permission 2020/2839/P, dated 14/04/2021.

Condition 4 requires the submission of details of a suitably qualified chartered engineer to oversee the basement works. Simon Robinson CEng MStructE from 'engineersHRW' has been appointed to lead the structural team through to completion of the works. This is considered to be acceptable.

Condition 8 requires the submission of details of the location and extent of the photovoltaic cells to be installed on the building, in order to ensure that adequate on-site renewable energy facilities are provided. No solar PV is proposed, in line with the Energy Statement submitted with the original application. Insofar as the original energy statement rules out the use of solar PV due to insufficient roof space and overshadowing, this is considered to be acceptable, particularly as the roof will accommodate a living roof.

Condition 9 requires the submission of details of the proposed living roof, including: (i) a detailed scheme of maintenance; (ii) sections demonstrating the construction and materials used; (iii) details of planting species and density. The details indicate the use of a GrufeKit green roof. A Maintenance Guide has been provided, as has a specification of the intended product (Sedum GrufeKit, pre-grown with 8-12 varieties of evergreen sedum); a plant list; a customer information sheet; and a drawing to illustrate the construction. A Tree Officer has reviewed the details and they are considered to be acceptable.

Condition 12 requires the submission of details demonstrating how tree/s on the neighbouring site shall be protected during construction work. The cover letter notes that there are no trees on any neighbouring site and a statement from an Arboricultural Consultant has been provided which states that the nearest tree to the site is unlikely to be impacted by works at the site. Given that the nearest tree is located to the other side of the two garages immediately to the west of the application site (one of which is to be retained), the Council's Tree Officer agrees that the tree is unlikely to be harmed during construction works.

Conditions 4, 8, 9 and 12 can be discharged.

The proposed development is in general accordance with Policies D1, D2, A2, A3, A5, G1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that condition 6 (piling method statement) of planning permission 2020/2839/P, dated 14/04/2021, still requires details to be submitted and approved (if applicable).

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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer