

Application ref: 2021/5597/P
Contact: Obote Hope
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Date: 26 January 2022

Development Management
Regeneration and Planning
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AZ Urban Studio
2 John Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Maresfield Gardens
London
NW3 5SU

Proposal:

Details required by conditions 5 (Green roof) and 9 (Landscaping) pursuant to planning permission 2020/5115/P dated 09/07/2021 (for Variation of condition 1 of planning permission 2015/6894/P dated 24/08/2016 (as amended by 2020/2719/P dated 12/10/2020) for Variation of condition 3 of planning permission 2014/6313/P dated 30/03/2015 for the erection of bin and utilities store to front garden, alterations to railings above coach house, and air source heat pump acoustic enclosure to rear garden).

Drawing Nos: 0052_503; 0052_601; 0052_602; 0052_603; 0052_604; 0052_605; 0052_606; Garden Maintenance/Aftercare requirements commissioned by The Garden Builders dated 09/11/2021; Cover letter from AZ Urban Studio dated 15th November 2021.

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

Informative(s):

- 1 Reasons for granting approval:

Condition 5 requires details of the green roof, including planting species and

maintenance details. The green roof details are considered suitable for the site and will enhance the biodiversity of the site. The maintenance details are sufficient to demonstrate that the roof will be adequately maintained.

Condition 9 requires details of the hard and soft landscape across the whole site. The proposed landscaping is considered to be of high quality and suitable for the site and includes a broad range of plants and trees that will enhance the biodiversity of the site.

The Tree and Landscape Officer has reviewed the submitted information and considers the detail to be acceptable to discharge the conditions.

The full impact of the proposed development has previously been assessed.

As such, the proposal is in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that all conditions relating to planning permission 2015/6894/P dated 24/08/2016 (As amended by 2020/2719/P dated 12/10/2020 and 2020/5115/P dated 09/09/2021) 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



Daniel Pope
Chief Planning Officer