

Application ref: 2021/4156/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 8 February 2022

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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**27 Maresfield Gardens
London
NW3 5SD**

Proposal:

Details pursuant to Condition 5 (Green roof), 7 (Asbestos survey), Condition 8 (Land contamination) and Condition 9 (Details of privacy screen) granted under planning reference 2020/5961/P dated 20/08/21 for Erection of single storey lower ground floor rear extension with external roof terrace, excavation of garden area, alterations to lower ground and upper ground floor windows, new entrance to lower ground floor flat and associated works.

Drawing Nos: Product Data Sheet Riverstone Border RS01, Product Data Sheet Sky Garden Protection Fleece PF01, Product Data Sheet Sky Garden Extensive Substrate SBS01, Product Data Sheet Sky Garden Sedum Blanket SGSB01, Sky Garden Maintenance Guidelines, Sedum Blanket Detail, Product Data Sheet Sky Garden 20mm Drainage Board w/Fleece DRRD20-1, Sky Garden Installation guidelines, 06.978.05 Rev A 15 July 2021, 06.978.08 Rev B 29 September 2021, 27MRF-AB-DR-A22, Remediation Strategy & Verification Plan 2166-P3E-1, Soil Testing Report 2166-ST-1, Refurbishment Survey AC & MS LTD.

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

Informative(s):

1 Reasons for granting approval:

Condition 5 - Green roof

The maintenance/construction/materials and planning species/density details submitted are considered sufficient to demonstrate that the green roof will have an adequate substrate and construction, and be adequately maintained. The green roof will enhance the biodiversity of the site. The details have been assessed by the council's trees officer and were considered sufficient to discharge planning condition 5 (Green roof).

Condition 7 - Asbestos survey

From the reports submitted the work appears to have been done by an experienced organisation. No asbestos was found and hence no mitigation or removal measures were recommended. The details have been assessed by the council's land contamination officer and were considered sufficient to discharge planning condition 7 (Asbestos survey).

Condition 8 - Land contamination parts a, b and c

Soil testing report - indicates that a total of nine samples were taken over 2 phases of sampling and selected samples were tested for heavy metals, PAH, TPH and asbestos. The results were compared to the Atkins ATRISK assessment criteria for residential with plant uptake land use. A single sample exceeded the assessment criteria for lead. Based on the sampling exercise, the result was identified as a hotspot. The report recommends the preparation of a remediation strategy. The council's land contamination officer was satisfied with the report and its recommendation.

Remediation strategy - recommended the removal of the lead hotspot by excavating a 1m x 1m by 0.6m deep excavation, disposing of the soils off site and replacement with imported clean cover. The council's land contamination officer was satisfied with the report and its recommendation. However, we would have liked to see the numerical assessment criteria for the imported clean cover explicitly stated in Appendix E (but the Atkins ATRISK levels for a residential with plant update land use are acceptable to us).

Verification checklist - This document re-iterates the information/lines of evidence which need to be collected for the verification report. The council's land contamination officer was satisfied with the information which was stipulated as necessary.

The details submitted for condition 8 parts a, b and c have been assessed by the council's land contamination officer and parts a and b are considered sufficient to discharge; however part c is recommended not to discharge until the remediation verification report is submitted and approved by the land contamination team. Therefore this condition would be partially discharged.

Condition 9 - Privacy screen

The submitted plan shows a trellis style timber privacy screen to measure 1.8m in height to be erected in 3 panels positioned on either side of the terrace on the lower ground rear extension. The privacy screen is considered to be appropriately designed, sized and sited and would ensure no harm would occur to the character and appearance of the host building and conservation area and no direct overlooking of neighbouring windows, terraces or immediate

garden areas as a result of the development. Officers therefore consider the details sufficient to discharge condition 9.

The full impact of the proposed development has already been assessed by the planning permission ref. 2020/5961/P dated 20/08/2021.

As such, the details are in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are reminded that part of condition 8 (Land contamination part c) remains outstanding and requires details to be submitted and approved in writing by the local planning authority.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer