

Application ref: 2022/1995/P
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Date: 22 September 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Lower Ground Maisonette
43 Redington Road
London
NW3 7RA

Proposal:

Details of conditions 4 (living roof), 6 (Chartered engineer), 8 (hard and soft landscaping details), 9 (arboricultural report), 10 (tree protection plan) pursuant to planning permission 2021/4234/P dated 06/05/2022 for, erection of a single storey rear extension with terrace at upper-ground floor level, excavation at basement level for a two storey side infill extension at basement level and the conversion of the garage to a habitable room.

Drawing Nos: 110 REVC; 111 REVC; 115 REVC; 116 REVC; 802 REVP1; Statement commissioned by Symmetry's Structural/Civil Engineer dated 29th July 2022; Bauder SB Blanket and XF30; Landscaping planning statement commissioned by Peter William Studio dated 02.05.2022 and Bauder General Maintenance Plan; Bauder General Maintenance Watering Guide.

The Council has considered your application and decided to approve the details.

Informative(s):

- 1 Reasons for granting approval-

Condition 4 required full details of the living roof of the rear extension to be

submitted for approval prior to installation. Detailed information has been submitted including a planting species list, full green roof system specifications, a detailed scheme of maintenance, and section drawings demonstrating the construction and materials used.

An extensive sedum blanket is proposed comprising 17 different species to the roof with filtration layer that prevents substrate fines from washing into the drainage and water storage layer. The section drawing shows sufficient substrate depth for the sedum roof which would ensure the long term viability of the green roof will ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

Condition 6 requires the submission and approval of details of a suitably qualified chartered engineer to oversee the basement works. Symmetrys Structural and Chartered engineers has been appointed Vasilis Papavasileiou who is chartered members of the Institution of Structural Engineers (IStructE). The details are considered to be acceptable and in compliance with the criteria for basement works set out in the Council's CPG on Basements.

Condition 8 requires the submission and approval of details of hard and soft landscaping and means of enclosure of all un-built spaces, the landscaping details provided are considered to be of high quality and include a broad range of plants, would enhance the biodiversity of the site. As such, the details are considered to be acceptable.

Condition 9 was imposed to ensure sufficient monitoring was undertaken throughout the build process given the proximity of the development to trees that make a contribution to the character and appearance of the conservation area. The 'arboricultural report' provides the necessary undertakings to safeguard the long term health of the trees. The applicant is reminded to ensure an adequate level of ground protection is provided during all stages of development, there would be a 'no-dig' patio would be constructed after all heavy construction works have taken place. The submitted arboricultural report confirmed that the area will be covered with ground protection and/or separated from the working area by protective fencing.

Condition 10 requires the details of the tree protection to be submitted and approved. The works would require the removal of several small trees. To mitigate the impact new trees and shrubs will and planted and the tree protection measures shall be implemented in accordance with the recommendations laid out in Trevor Heaps Arboricultural Consultancy Ltd. Thus, the proposals would not have a detrimentally impact on the trees and, with the suggested tree re-planting, will improve and enhance the character and appearance of the local area that would be planted post-construction as part of a comprehensive landscaping scheme.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with policies D1, D2, CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017 and policies SD1, SD4 and BG1 of the Redington/Frognaal Neighbourhood Plan 2021.

- 2 You are reminded that conditions conditions 5 (piling method statement) and 3 (facing material) of planning permission granted on 06/05/2022 2021/4234/P are outstanding and require details to be submitted and 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer