

Application ref: 2022/5089/P
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Date: 31 January 2023

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deUNIT
60 Devonshire Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat A
4 Frognal Gardens
London
Camden
NW3 6UX

Proposal:

Details pursuant to Condition 4 (Tree Protection Plan) and Condition 5 (Green Roof Details) granted under planning reference 2022/1785/P dated 11/10/2022 for 'Erection of 2 single storey rear and side extensions, with associated excavation of garden levels; new side entrance door with a canopy above, replacement of all ground floor sash windows with new double glazed ones, reinstatement of a side sash window under the main building entrance; removal and replacement of three trees in the rear garden, excavation to create larger rear patio and other landscaping alterations.'

Drawing Nos: 4aFG_P201, Green Roof Specification and Maintenance Plan (14/10/2023), Maintenance Guide (2022), Product Guide (2022) and Arboricultural Report V2 (24/01/2023)

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

Informative(s):

- 1 Reasons for granting permission/consent-

Details of a green roof and the required tree protection details in accordance with guidelines and standards set in BS5837:2012 have been submitted for condition 4 and 5 of reference 2022/1785/P dated 11/10/2022.

The Council's tree officer has confirmed that information for both conditions are considered sufficient and acceptable.

The proposed green roof is considered to be suitable for the site and will enhance the biodiversity and visual amenity of the site and the maintenance plan is considered sufficient to demonstrate that the roof will be adequately maintained.

The tree protection plan sufficiently demonstrates how the trees to be retained will be protected in line with the British Standard BS5837:2012 Trees in relation to design demolition and construction, recommendations. The loss of the proposed trees are considered to be acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies A2, A3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that there are no outstanding conditions of planning permission ref 2022/1785/P dated 11/10/2022 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



Daniel Pope
Chief Planning Officer