

Application ref: 2023/0352/P
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Date: 13 February 2023

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Helen Thomas
7 Clifford Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12 B Keats Grove
London

NW3 2RN

Proposal: Details required by conditions 3 (Basement engineer), 5 (Demolition Contract Confirmation), 6 (Tree protection), 7 (Green roof) and 9 (Cycle storage) of planning permission 2022/1607/P granted on 11 January 2023 to demolish the existing house at 12B Keats Grove and redevelop the site with a new 4 bedroom home to form part of a shared estate with 12 Keats Grove by creating a unified, biodiverse woodland landscape to connect the garden of 12B with the already consented landscape at 12 Keats Grove.

Drawing Nos: Price & Myers LLP Cover Letter dated 23 January 2023, Building Contract dated 17 January 2023, Arborclimb Consultants Cover Letter dated 09 February 2023, Evidence of Construction Exclusion Zone dated 1 February 2023, Green Roof details (drawing number 2008) dated 01/23, Condition 9 details Cover letter, Bike Shed product details and Landscape Plan dated 29/03/22

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

Informative(s):

- 1 Reasons for granting permission:

Condition 3 (Basement engineer) requires the submission and approval of details of a suitably qualified chartered engineer to approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. The applicant has appointed Tim Lucas of Price & Myers LLP, who is chartered members of the Institution of Structural Engineers (IStructE).

Condition 5 (Demolition contract confirmation) requires the submission of a building contract detailing the carrying out of the entire scheme of works, and a copy of the contract(s) identifying the dates, site, and scope of works. The applicant has provided a letter from their solicitor confirming that a building contract has been entered into.

Condition 6 (Tree protection details) requires the submission and approval of details in respect to how trees are to be retained and protected during construction work. The agent has provided an arboricultural report and a monitoring schedule which details how the existing trees and vegetation onsite will be protected.

Condition 7 (Green roof) requires the submission and approval of details in respect of the living roof in the area indicated on the approved roof plan. The agent has provided a detailed scheme of maintenance, sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials to be used, and full details of planting species and density, as required by the condition.

Condition 9 (Cycle storage) requires the submission and approval of details in respect to secure and covered cycle storage area for a minimum of three cycles. The agent has provided a plan showing the location of the proposed cycle storage space as well as details of the bike shed product being used to store three cycles, as required by the condition.

The Council's Tree and Landscape Officer, and Transport Planner have reviewed the submitted documentation and raised no objections. The details will ensure that the scheme will provide a good standard of visual amenity, drainage, biodiversity, and cycle storage.

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 A1, A2, A3, A5, T1, and T2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 11 (details of reuse and recycling of demolition waste), Condition 12 (electric vehicle charging details), Condition 13 (brickwork sample), and Condition 14 (construction monitoring report) of planning permission 2022/1607/P granted on 11 January 2023 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer