

Application ref: 2022/2210/P  
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Date: 6 March 2023

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William Tozer Associates  
42-44 New House  
67-68 Hatton Garden  
London  
EC1N 8JY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**7 Rosecroft Avenue**  
**London**  
**NW3 7QA**

#### **Proposal:**

Details of appointed engineer, green roof and landscaping as required by conditions 6, 9 & 10 of 2020/4838/P, dated 26/01/2022, for; Erection of garden outbuilding (including excavation) to provide pavilion for recreation, home office and storage, following demolition of existing outbuilding.

Drawing Nos: Site Location Plan, A/02/901, A/02/902. Cover Letter (William Tozer Associates: 212\_2020\_4838\_P\_discharge of conditions). Green Roofs Direct (lightweight system specification). Appointed Engineer (Paul Cullen BA BAI, eng17 Ltd 06/07/2022).

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

#### **Informative(s):**

##### **1 Reasons for granting approval:**

Condition 6 requires that a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and

temporary basement construction works throughout their duration. The applicant has provided a letter from Mr. Paul Cullen BA BIA (Hons) CEng MIEI confirming he is a Chartered Civil Engineer and that he is appointed to inspect and monitor the works. This is considered acceptable to discharge the condition.

Condition 9 requires that construction and maintenance details of the green roof shall be provided along with information regarding species and planting density. The applicant has provided a construction section drawing, installation information and sedum roof maintenance schedule to demonstrate these details. The Council's Tree Officer has reviewed the information provided and confirmed they are satisfied with the level of detail submitted. The living roof would therefore comply with the policies for sustainability, biodiversity and amenity. This is considered to be acceptable to discharge the condition.

Condition 10 requires that landscaping details should be provided for approval by the Council. The applicant has provided a construction section drawing with information to show the front terrace and glazed door threshold to demonstrate these details. The Council's Landscaping Officer has reviewed the details and they are considered to provide a sufficient degree of design quality and amenity. This is considered to be acceptable to discharge the condition.

As such, the submitted details are sufficient to satisfactorily discharge the conditions in accordance with policies A2, A3, A5, D1, D2, CC2 and CC3 of the London Borough of Camden Local Plan 2017 and policies SD2, SD4, SD5 and BGI1 of the Redington Frognal Neighbourhood Plan 2021.

- 2 You are advised that all conditions relating to planning permission 2020/4838/P dated 26/01/2022, 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