

Application ref: 2023/0645/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 18 April 2023

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

Timothy Smith & Jonathan Taylor LLP
85 Second Avenue
Manor Park
London
E12 6EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**14 St Paul's Crescent
London
NW1 9XL**

Proposal:

Details pursuant to conditions 4 (hard and soft landscaping) and 6 (living roof) of planning permission dated 21.12.22 ref 2022/4335/P for the erection of a single storey rear extension with sedum roof and roof lights.

Drawing Nos: Proposed Landscaping 261 P04, General Maintenance Procedures
Bauder Biodiverse Green Roof Systems, Bauder System Summary, Wildflower
Species

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

Informative(s):

1 Reasons for granting approval-

Condition 4 requires full details of hard and soft landscaping (to include details of at least one replacement tree) and means of enclosure of all un-built, open areas to be submitted. A landscaping plan has been submitted that has been reviewed by Council's Tree and Landscape team who consider that the landscaping plan (with pleached lime trees and planted terraces proposed) is suitable for the site and that it will contribute to the visual amenity and

character of the area.

Condition 6 requires full details in respect of the living roof to be submitted. A maintenance procedure and system summary have been submitted for the proposed green roof and reviewed by Council's Tree and Landscape team who have confirmed that the green roof is suitable for the site and that the maintenance plan for the green roof demonstrates sustainability. The substrate depth, mix of species and maintenance is considered acceptable.

As such, the proposed development is in general accordance with policies A2, A3, D1, D2, CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission dated 21.12.22 ref 2022/4335/P, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer