

Application ref: 2023/1781/P
Contact: Obote Hope
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Date: 10 May 2023

Development Management
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Chris Orwin Arch Design Limited
27 Rectory Road
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NG20 0RX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat A
35 Marquis Road
London
NW1 9UD

Proposal:

Details of condition 4 (Green roof) of planning permission 2022/4691/P dated 20/04/2023 for the 'erection of a single storey extension to the rear at ground floor level'.

Drawing Nos: 19.001-06; 01 REVB; GRLW 20/40 | LIGHTWEIGHT GREEN ROOF SYSTEM; SEDUM ROOF MAINTENANCE and GRXS Sedum Blankets.

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

Informatives:

- 1 Reasons for granting approval;

This condition requires details of the green roof including scheme of maintenance/construction/materials and planting species/density. The submitted details are considered sufficient to demonstrate that the green roofs will have an adequate substrate and construction, and be adequately maintained. It is considered that the development undertakes reasonable measures to account for biodiversity and the water environment.

The details are considered sufficient to discharge planning condition 4.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that all conditions relating to planning permission 2022/4691/P granted on 20/04/2023 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 grey rectangular background.

Daniel Pope
Chief Planning Officer