

Application ref: 2023/0859/P  
Contact: Duty Determination Team  
Tel: 020 7974 XXXX  
Email:  
Date: 25 April 2023

**Development Management**  
Regeneration and Planning  
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Powell Tuck Associates  
6 Stamford Brook Rd  
London  
W6 0XH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**68 Fitzjohn's Avenue**  
**London**  
**NW3 5LS**

Proposal:

Details to discharge Condition 4 (Living Roof specifications) of planning reference 2021/1160/P dated 27/05/22 for erection of single storey rear extension in courtyard, alterations to front facade of garage and rear 1st floor access door, roof lantern and installation of 2 rooflights on east side roof slope.

Drawing Nos: CG273\_04, 2023 Terrace maintenance programme, PL-06-P1, PL-07-P1.

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

Informative(s):

1 Reasons for approval:

The substrate-based extensive living roof with sedum planting and garden planting is considered to be suitable for the site and to be of sufficient substrate depth to support the wildflower, perennials, shrubs and sedum species proposed. The living roof would enhance the landscaped appearance and biodiversity of the site. A maintenance procedure has been submitted to ensure the quality of the living roof is maintained. The details are in accordance with

paragraph 10.19 to 10.23 of CPG Energy efficiency and adaptation - January 2021.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2021/1160/P dated 27/05/22 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