

Application ref: 2023/1210/P
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Date: 10 May 2023

Development Management
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Yabsley Stevens Architects
18A Broadlands Road
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N6 4AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**71 Highgate West Hill
London
N6 6BU**

Proposal:

Details of green roof pursuant to condition 4 of planning permission ref 2020/5907/P dated 10.3.21 (for replacement and alteration of existing rooflights, reinstatement of window on the first floor, alteration to the external door at ground level and conversion of the detached garage into a home gym with associated fenestration and roof alterations).

Drawing Nos: Site Location Plan, 00A1000, rev A; Proposed Roof Plan, 10A1002, rev D; Green Roof Planned Care Agreement, Green Roof Revival; Green Roof Detail, 31A2001; Maintenance document, Green Roof Revival; Pregrown Wildflower Specs & Handover Info, Organic Roofs

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

Informative(s):

1 Reasons for granting approval-

This application is to discharge condition 4 relating to the provision of a green roof. The green roof is to be implemented over the roof of the consented gym and wine cellar (previous use as a garage).

The submitted details include- installation procedure guides and detailed schemes of maintenance, sections with manufacturers details demonstrating the construction and materials used, and full details of planting species. The Council's Tree and Landscape Officer has reviewed the submitted details and considers the planting to be suitable for the green roof, the maintenance details sufficient to demonstrate the planting will be sustainable and the green roof to enhance biodiversity at the site.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies 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 2020/5907/P dated 10.3.21, 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