

Application ref: 2023/2090/P
Contact: Duty Determination Team
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Email: Planning@Camden.gov.uk
Date: 4 July 2023

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Kasia Whitfield Design
90A Fellows Road
Belsize Park
London
NW3 3JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
9 Belsize Square
London
NW3 4HT

Proposal:

Details of green roof as required by condition 4 of planning permission 2018/2977/P dated 09/04/19 for erection of a lower ground floor single storey rear extension to the existing self-contained flat.

Drawing Nos: Documents titled gt Sedum Cassettes details, Proposed green roof detail dated 2023.05.18, and Maintenance procedure sedum supply extensive green roof systems.

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

Informative(s):

1 Reasons for granting approval

Condition 4 of planning permission 2018/2977/P required full details of the proposed living roof to be submitted for approval. Details have been submitted including a detailed scheme of maintenance, sections demonstrating the construction and materials used and details of planting species and density.

A sedum roof is proposed, and although the Council generally recommends a more biodiverse wildflower mix for green roofs, a sedum roof is considered acceptable in this instance given the small area proposed. The details have been reviewed by the Council's Trees and Landscaping Officer who confirms they are adequate for a roof of this size and type, the maintenance plan and substrate depth are sufficient to ensure the long term viability of the planting, and the number of species proposed (8-10) would provide an acceptable level of planting variety. Condition 4 can therefore be approved.

No comments were received prior to determination and the full impact of the works was considered as part of the determination of the original application.

As such, the details would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in 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 granted on 09/04/19 under reference 2018/2977/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 grey rectangular background.

Daniel Pope
Chief Planning Officer