

Application ref: 2023/1162/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 11 July 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

Roach Matthews Architects Ltd
Unit K106, The Biscuit Factory
100 Drummond Road
London
SE16 4DG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
39 Rochester Road
London
NW1 9JJ

Proposal: Details pursuant to condition 4 (Detailed drawings or samples) and condition 6 (Living roof details) of householder planning permission 2020/6011/P, for the erection of a part one part two storey rear extension and the installation of replacement timber windows.

Drawing Nos: Details of external joinery, dwg. no. 4402, rev L1; Details of external joinery, dwg. no. 4401, rev L1; Sedum roof detail, dwg. no. 4403, rev L2; External Materials, dwg. 002, rev L1

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

Informative(s):

1 Reasons for granting approval-

The application is to discharge Condition 4, relating to the provision of detailed drawings or samples in respect to external materials and windows, and Condition 6, relating to the provision of living roof details.

The application includes detailed drawings, which annotates the arrangement

of the extension's fenestration including doors and windows, as well as specifications for the windows, doors and rooflight. In addition, all external materials for the rear extension and replacement windows are detailed. The Council's Conservation Officer has advised the materials and joinery (window and door) details correspond with those shown on the approved plans and are therefore acceptable.

The submitted living roof 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 these to be acceptable.

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.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer