

Application ref: 2023/2275/P
Contact: Daren Zuk
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Date: 20 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
26 Malden Road
London
NW5 3HH

Proposal:
Details to discharge Condition 4 (Green Roof Details) of planning reference 2022/3065/P dated 17/05/2023 for the erection of lower ground floor and upper ground floor rear extension, in addition to exterior alterations.

Drawing Nos: PA01, PA19, Green Roof Maintenance Plan, General Maintenance
Lightweight Sedum System

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting permission:

The submitted details for Condition 4 (Green Roof Details) show an appropriate sedum species, substrate depth, and maintenance schedule. These are

considered acceptable and sufficient to demonstrate that the green roof will provide visual amenity and biodiversity, and be maintained in perpetuity.

The full impact of the proposed development has already been assessed. 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 reminded that Conditions 3 (Materials Details) and 7 (Landscaping) of planning permission 2022/3065/P granted on 17/05/2023 are outstanding and require details to be submitted and 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer