

29<sup>th</sup> September 2023  
Our Ref: 14.546

Renaissance Works  
120 Bermondsey Street  
London  
SE1 3TX

T 0203 268 2018

Planning Department  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

Dear Sir/ Madam,

**Re: Approval of details pursuant to Condition 9 of planning permission ref: 2022/4408/P at Hall School, 23 Crossfield Road, NW3 4NU**

On behalf of our client, The Hall School, we hereby submit details pursuant to the full discharge of Condition 9 (Living Roof/ Wall) of the above planning permission.

Condition 9 reads:

*Prior to relevant part begun, full details in respect of the living roof/wall indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:*

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs*
- iii. full details of planting species and density*
- iv. details of any fall arrest system*

*The living roof/wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.*

To support the full discharge of condition 9 a detailed maintenance scheme, sections (scale 1:20), and full details of the proposed green roof and green membrane have been prepared and submitted in line with parts 1-4 of the above condition.

As demonstrated on the submitted sections prepared by NORR Architects, the green roof will form the living element of these proposals and the materiality of the curved aspect of the extension is proposed as a non-living green membrane. This design has been developed following a construction review which has concluded that it is fundamentally not possible to provide the curved aspect of the extension with living material. However, the green roof will continue to provide a living material in line with the requirements of this condition, and the proposals are in full accordance with the approved plans for the permitted development.

The proposed surface area of the living green roof would not impact the drainage scheme as permitted for this development. Alongside this application we have also submitted a s96a application to the original permission in order to update the wording of Condition 12 (Sustainable Drainage System) to accord with the green roof details we are submitting for the Council's approval to discharge condition 9.



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The information to support the discharge of the above condition has been submitted and the requisite application fee of £180 has been paid via the Planning Portal under ref: PP-12492208.

We trust that the information submitted is sufficient to satisfy the discharge of the condition, however, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely,

*Zoe Curran*

Zoe Curran  
Planner

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