

Application ref: 2022/3749/P
Contact: Obote Hope
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Date: 20 October 2023

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The Market Design and Build
320 High Street Harlington
Harlington
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UB3 5DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

29 Prowse Place
London
NW1 9PN

Proposal:

Details pursuant to conditions 3 (external material) and 4 (green roof) of planning permission 2019/5330/P dated 17/02/2020 (for the erection of rear roof extension and inset roof terrace)

Drawing Nos: Site Location Plan 000-PL-D 0007 REV P1; 000-PL-D 0007 REV P2

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

Informative(s):

- 1 Reasons for granting approval;

Condition 3 of permission 2019/5330/P requires detailed drawings, or samples of materials as appropriate, in respect of the new facing materials including, doors and windows. The brick work would be rendered white, the front door would be timber hardwood with fanlights that would match the finishing treatment of the neighbouring properties in terms of materials and finish. The proposed windows would be sash pine windows painted white. Overall, the details are considered appropriate and provides a satisfactory contextual

response to the building, street scene and surrounding conservation area.

Condition 4 requires details including a maintenance plan and specifications for the green roof. The green roof would comprise sedum vegetation grown from seed consisting a variety of species of sedum. The green roof would have an acceptable substrate depth and the maintenance schedule is considered appropriate. Given the scale of the approved roof the submitted details are considered acceptable in this instance. The details demonstrate that the development would take account of biodiversity and the water environment.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1, CC2, CC3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/5330/P granted on 17/02/2020 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 2023.

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