

Flat 1, 15 Lindfield Gardens, NW3 6PX
Discharge of Conditions, November 2023

07.11.2023

MATA ARCHITECTS

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1.0 SUMMARY

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- 1.2 Planning Response

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- 2.1 Scheme of Maintenance
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1.0 SUMMARY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
15 Lindfield Gardens
London
NW3 6PX

Proposal:
Demolition of existing lower ground floor rear extension. Erection of replacement lower ground floor rear extension. Associated alterations including lowering of internal floor level at lower ground floor, changes to fenestration at lower ground floor rear, new side entrance, and new decking.

Drawing Nos: P001; P050; P100; P101; P120; P121; P122; P123; P130; P131; P150; P200; P201; P220; P221; P222; P223; P230; P231; Arboricultural Report by Landmark Trees dated 22 May 2023; Basement Impact Assessment - Scoping Report by Float Structures dated 19th May 2023 and Design and Access Statement by MATA Architect dated 19.05.2023.

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

Condition(s) and Reason(s):

- 1

The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

P001; P050; P100; P101; P120; P121; P122; P123; P130; P131; P150; P200; P201; P220; P221; P222; P223; P230; P231; Arboricultural Report by Landmark Trees dated 22 May 2023; Basement Impact Assessment - Scoping Report by Float Structures dated 19th May 2023 and Design and Access Statement by MATA Architect dated 19.05.2023.

Reason: For the avoidance of doubt and in the interest of proper planning.
- 3

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4

Prior to commencement of development, full details in respect of the living roof in the area 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 showing a variation of substrate depth with peaks and troughs
iii. full details of planting species and density

The living roofs 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.
- 5

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion

of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7

The flat roof of the lower-ground floor extension hereby approved shall not be used as an amenity area other than for maintenance purposed only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policies A1 and D1 of the London Borough of Camden Local Plan 2017

1.1 SUMMARY OF WORKS

Application Ref: 2023/2075/P

- This approved planning application involves:
- a replacement rear extension at lower ground floor
 - alterations/reinstatement of glazed openings in the side elevation
 - replacement side access door at ground floor
 - bricking up of existing blocked external door at ground floor
 - lowering of the existing internal FFL by 150mm

1.2 PLANNING RESPONSE

This application seeks to discharge the conditions no.4 & 5 of the approval for the works to Flat 5 at 15 Lindfield Gardens.

2.0 CONDITION 4 - LIVING ROOF

General Maintenance

Maintenance is necessary to keep biodiverse green roof systems in good condition. After installation, regular watering and minor upkeep will be needed until the planting has rooted into the growing medium and adapted to its location. The level of ongoing maintenance will depend on the species of vegetation included and the purpose for which it was initially installed. Whilst the intent may have been a naturalised biodiverse roof, this can cause problems with the build-up of dead or unwanted vegetation and its potential fire risks if not correctly maintained.

Bauder biodiverse green roofs include a selected species mix to provide a balanced plant community on the roof. They are currently installed to meet BREEAM or Biodiversity Net Gain targets and require maintenance to remain sustainable. Maintenance is best carried out annually, during springtime and in late autumn. This may include strimming and the removal of dead organic matter.

Please note: Designated biodiverse areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.

Bauder Green Roof Maintenance Service

Green roof maintenance service is carried out by Bauder’s preferred maintenance providers. These experienced green roof maintenance companies have worked closely with Bauder carrying out maintenance services throughout mainland Britain for several years.

A typical maintenance programme includes:

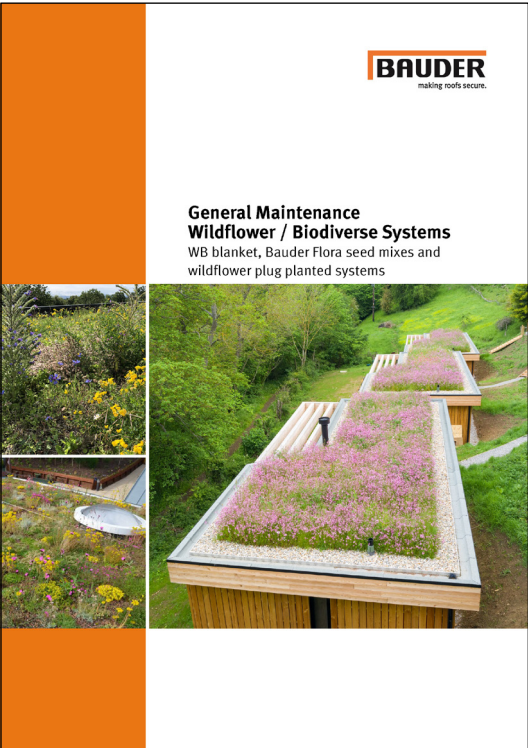
- **Roof evaluation** - a comprehensive review of a Bauder green roof to determine what remedial work, if any, needs to be completed.
- **Removal of weeds and unwanted items** - over time a green roof can become congested with leaves, debris and other unwanted vegetation, which can be removed.
- **Inspection** - examination of roof outlets and removal of any encroaching vegetation to enable water to flow freely to rainwater pipes.
- **Application of fertiliser** - to help restore a green roof to its best, an organic slow release granular fertiliser will encourage growth.
- **Testing** - after all work has been performed, the irrigation system will be examined to ensure it works as expected.

2.1 SCHEME OF MAINTENANCE

- i. a detailed scheme of maintenance

Extract from: 4i 4i - Extensive Biodiversity Green Roof Maintenance Procedure.

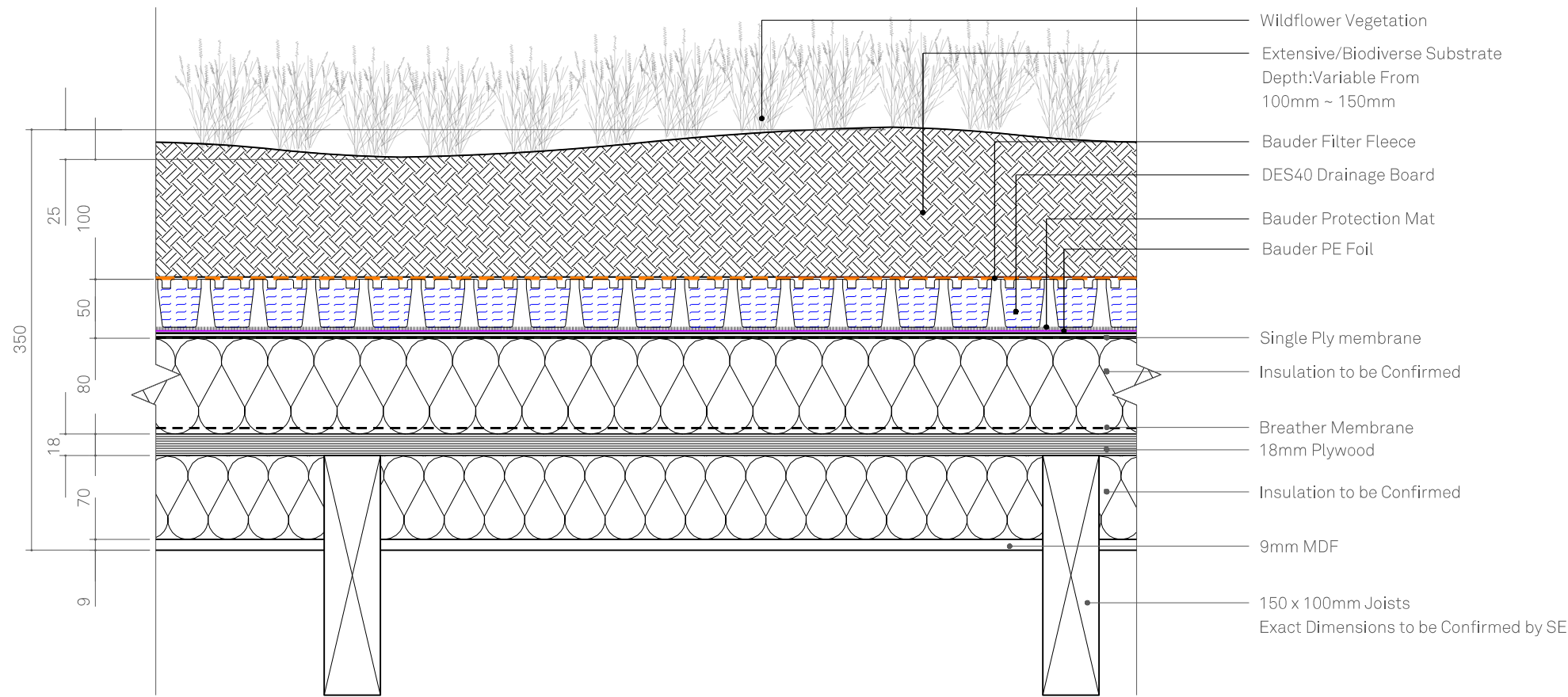
Reference can be located in the Appendix



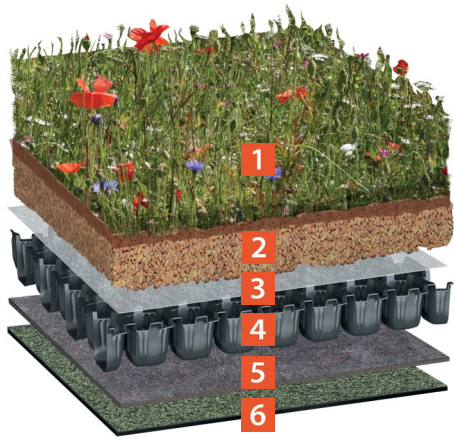
2.2 DETAILED SECTION

ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used showing a variation of substrate depth with peaks and troughs

Spec for Living Roof:
WB UK Native Species Wildflower Blanket



Technical Detail of WB Wildflower Roof
from Typical Details Sheet
Scale 1:5
Reference can be located in the Appendix



Extract from: 4ii Bauder Technical Details
Sheet and System Summary
Reference can be located in the Appendix

Wildflower Species

Scientific name	Common name
Achillea millefolium	Yarrow
Agrimonia eupatoria	Agrimony
Aquilegia vulgaris	Columbine
Bellis perennis	Daisy
Campanula glomerata	Bellflower; Clustered
Campanula rotundifolia	Harebell
Centaurea cyanus	Cornflower
Centaurea nigra	Knapweed; Common
Chicorium intybus	Chicory
Clinipodium vulgare	Basil; Wild
Daucus carota	Carrot; Wild
Dianthus deltoides	Pink; Maiden
Dipsacus fullonum	Teasel
Echium vulgare	Viper's-bugloss
Foeniculum vulgare	Fennel
Geranium pratense	Crane's-bill; Meadow
Linaria vulgaris	Toadflax; Common
Lotus corniculatus	Bird's-foot-trefoil; Common
Lythrum salicaria	Purple; Loosestrife
Malva moscata	Mallow; Musk
Origanum vulgare	Marjoram; Wild

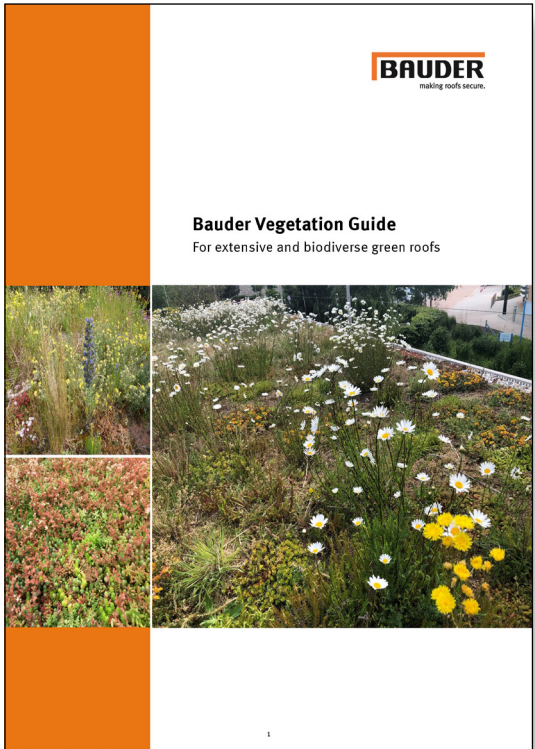
Papaver rhoeas	Poppy; Field or Common
Pilosella aurantiaca	Fox-and-cubs
Plantago media	Hoary plantain
Primula veris	Cowslip
Primula vulgaris	Primrose
Ranunculus acris	Buttercup; Meadow
Rumex acetosa	Sorrel; Common
Salvia verbenaca	Clary; Wild
Scabiosa columbaria	Scabious; Small
Scorzonoides autumnalis	Hawkbit; Autumn
Silene dioica	Campion; Red
Silene flos-cuculi	Ragged-Robin
Silene uniflora	Campion; White
Succisa pratensis	Devil's-bit scabious
Tanacetum vulgare	Tansy
Thymus polytrichus	Thyme; Wild
Trifolium pratense	Clover; Red
Viola riviniana	Common dog violet
Viola tricolor	Pansy; Wild or Heartsease
Grass species	
Festuca ovina	Sheepfescue
Festuca rubra	Slender Creeping Red Fescue
Briza media	Quaking-grass
Hordeum brachyantherum	Barley; Meadow

Name	Bauder Flora 5 Seed Mix GB50120405
Location	Urban
Description	Chosen plants can absorb pollution and CO ₂ and provide a habitat for insects and invertebrates.
No of Species	38
Wild Flowers	28 (80%)
Annuals	6 (10%)
Sedge and Grasses	2 (10%)
Sedum	2
Coverage	100g per m ²
RHS Perfect for Pollinators	34
Laval Food	9

2.3 PLATING SPECIES

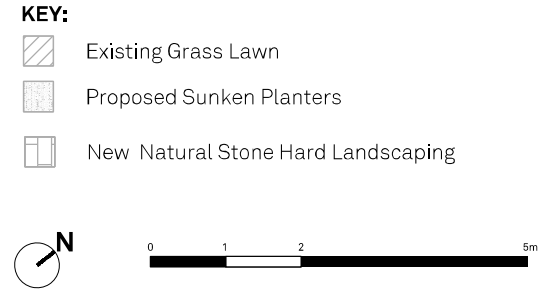
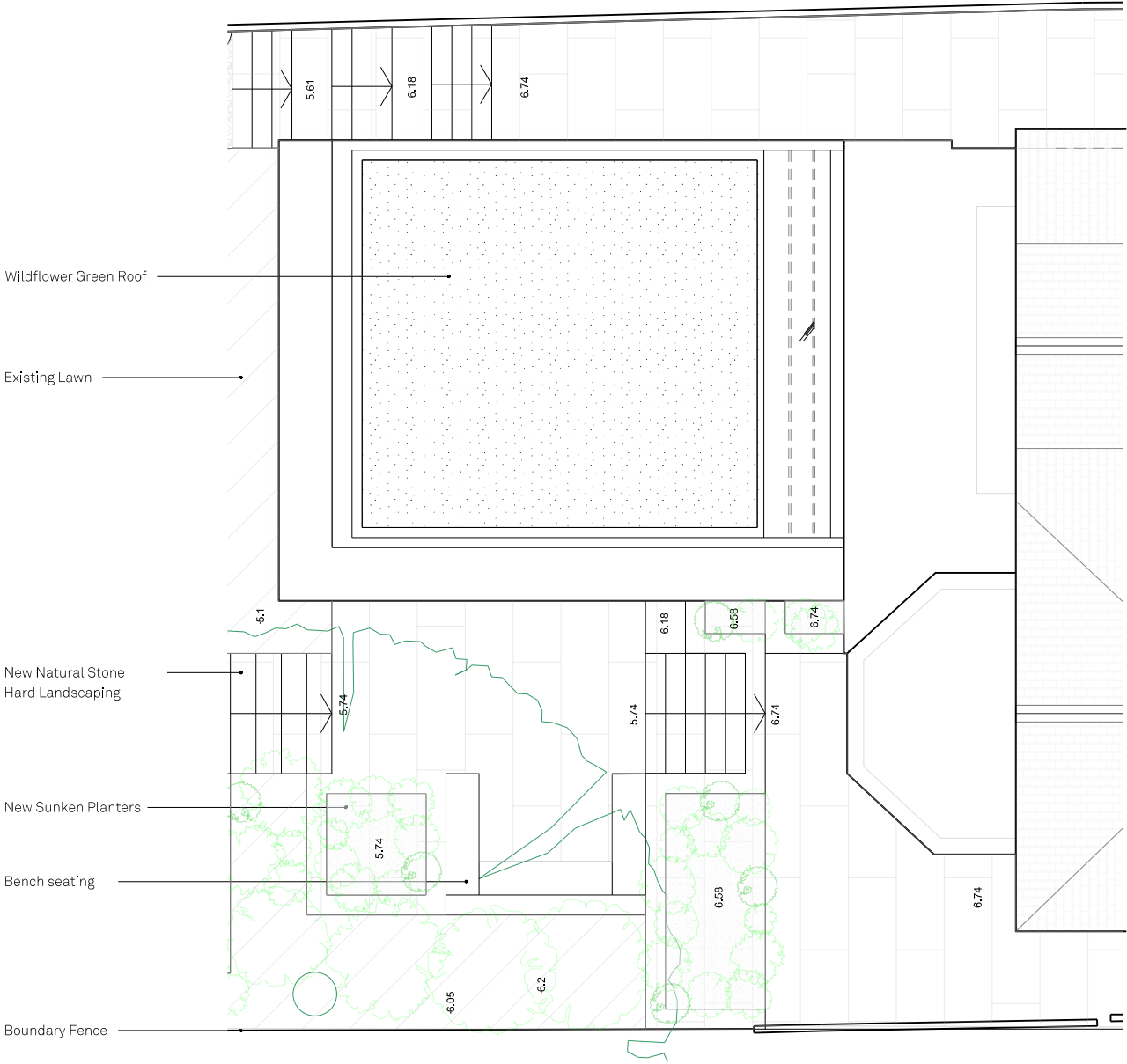
iii. full details of planting species and density.

Extract from: 4iii Bauder Vegetation Guide. Reference can be located in the Appendix



3.0 CONDITION 5 - LANDSCAPING

5. No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built open areas have been submitted to and approved by the local planning authority in writing.



Proposed Landscape Plan
Scale 1:100 at A3

4.0 MATA QUALITY MANAGEMENT SYSTEM

Revision No.
-

Revision Date
07/11/2023

Revision Description
-

File Location
\\DMS_Server\DMS\22-000\22-009
Lindfield Gardens\05 Documents\10
Reports

Filename
23-004 Lindfield Gardens Flat 1 -
Discharge of Conditions

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