

Application ref: 2023/4808/P
Contact: Daren Zuk
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Date: 5 January 2024

Development Management
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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
15 Lindfield Gardens
London
NW3 6PX

Proposal:

Details to discharge Conditions 4 (Green Roof) and 5 (Landscaping) of planning permission 2023/2075/P dated 11/10/2023 for '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: A915 (Ceiling & Roof Types), P151 (Proposed Landscape Plan), Bauder General Maintenance Wildflower / Biodiverse Systems Details, BauderGREE WB Wildflower Blank System Summary, Bauder Vegetation Guide

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

Informative(s):

1 Reasons for granting permission:

The submitted details for Condition 4 (Green Roof Details) show an appropriate variety of 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 submitted details for Condition 5 (Hard and Soft Landscaping Details) demonstrates suitable landscaping being provided onsite. The Council's Tree and Landscape Officer has reviewed the submitted documentation and raised no objections.

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 A2, A3 of the London Borough of Camden Local Plan 2017 and Policies BG1, BG2, SD5 and SD2 of the Redington Froggnal Neighbourhood Plan 2021, and are sufficient to discharge Conditions 4 and 5.

- 2 You are advised that all conditions relating to planning permission 2023/2075/P granted on 11/10/2023 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