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16 February 2024

Alex Kresovic
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Alex,

1 LYMINGTON ROAD, LONDON, NW6 1HX
DISCHARGE OF CONDITION 4 AND 5 OF ATTACHED TO FULL PLANNING PERMISSION REF. 2023/3119/P

We have been instructed by our client, Quintet Investments Limited, to submit an application for the full discharge of Conditions 4 and 5 of Planning Permission ref. 2023/3119/P, granted on 10 January 2024, in respect of the details of cycle storage and the living roof. This planning application has been submitted online via the reference PP-12811189.

The requisite and Planning Portal administrative fee has been paid online.

The permitted scheme allows for:

“Demolition of existing ground floor rear extension and construction of new single storey rear extension with green roof, alterations to side fenestrations, reconfiguration and amalgamation of existing 4 x studio and 1 x 1 bedroom ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat, erection of timber bike stores with sedum roof and bin store within the front garden and associated works.”

The condition wording is set out below, along with a summary of the justification contained within the enclosed documents, required in order to discharge these conditions.

Condition 4 – Cycle Storage

Condition 4 states:

“Before the development commences, details of secure and covered cycle storage area for four (4) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”

The reason for the imposition is:

“To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and policy 8 of the Fortune Green West Hampstead Neighbourhood Plan 2015.”

In respect of Condition 4, please refer to the enclosed documents Cycle Storage drawing (ref: 2312_PA_600).

Condition 5 – Living Roof

Condition 5 states:

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***
- 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.

The reason for the imposition is:

“In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.”

In respect of Condition 5, please refer to the enclosed documents prepared on behalf of the client:

- Sedum Roof Detail ref: 2312_PA_610 prepared by Auraa Studio
- Sedum Roof System Summary prepared by Bauder
- Technical Data Sheet prepared by Bauder
- Vegetation Guide prepared by Bauder

Conclusions

We trust that the enclosed information is sufficient to discharge Conditions 4 and 5 of Planning Permission ref. 2023/3119/P to allow for external works. It is therefore requested that the application is positively determined at the earliest opportunity.

Please do not hesitate to contact me should you have any enquiries.

Yours sincerely,



KATE MATTHEWS
Director

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