

Appendix H Conditions

1	Three years from the date of this permission This development must be begun not later than one year from the date of this permission. Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
2.	Approved drawings The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 371_D and A Statement_revC dated 19.05.2023 371_001_P-C - Location map and block plan 371_002_P-B - Existing floor plans 371_003_P-B - Existing elevations and section 371_202_P-B - Proposed floor plans 371_203_P-B - Proposed elevations and section Reason: For the avoidance of doubt and in the interest of proper planning.
3.	Materials to match adjacent All new external work and finishes and work of making good shall match the existing adjacent original work in respect of the, materials, colour, texture, profile, and finished appearance, except where indicated otherwise on the drawings hereby approved, or unless otherwise required by condition. Reason: To safeguard the appearance of the building and the character of the area in accordance with policy D1 and D2 of the Camden Local Plan 2017.
4.	Materials – details to be submitted Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority: a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates; b) Manufacturer's specification details of all facing materials (slate finish, timber cladding, vertical greenery) to be submitted to the Local Planning Authority and samples of those materials to be provided on site; c) Details including plan, elevation and sections at 1:10 of timber canopy;

	<p>The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
5.	<p>Green roof - details to be submitted</p> <p>Prior to commencement of development, full details in respect of the living roof shall be submitted to and approved by the local planning authority. The details shall include</p> <ul style="list-style-type: none"> i. a detailed scheme of maintenance ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used iii. full details of planting species and density <p>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.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017.</p>