

Application ref: 2023/4158/P
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Date: 13 May 2024

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Boyer Planning
120 Bermondsey Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Hall School
23 Crossfield Road
London
Camden
NW3 4NU

Proposal:

Details of living roof/wall required by condition 9 of planning permission 2022/4408/P dated 05/07/2023 for 'Extension of existing single storey extension to existing 'Wathen Hall' building with new floor level, following demolition of existing first floor structure, installation of plant and enclosure at roof level to Centenary Building and new PV panels, all to school (Class Use F.1)',

Drawing Nos: 03.01 V6; 02.01 V6; Smartscape Fytotextile Living Wall System Annual Maintenance Plan dated 9th April 2024; Fytotextile Urban Greening System brochure; 13.01 V1; 14.01 V1; 00.01 V3; 01.02 V3; HSS-NOR-XX-: ZZ-DR-A-21309 C04; 01-DR-A-00012 C03; Structurally viability note prepared by Elliot Wood dated 05-02-2024; 001 Rev A; Green Roofers sedum plant selection; Green Roofers Sedum Roof Maintenance; GRXS Sedum Blanket Product Data Sheet; 12.01 V1; 11.01 V1; Preliminary IFP & CRS rail layout; Test Report Summary - ROOFTRAK IFP250 December 2022; KeeLine Operation & Maintenance Manual; HSS_KS_KL2_FD_005 Rev A; Bauder Extensive Green Roofs Brochure; Microclimate Study 10.01 V1; Sunlight Study 01.01 V1; Fytotextile declaration

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

Informative(s):

1 Reasons for granting approval

The details submitted reflect a reduction in the total area of the flat green roof, curved green roof and green wall from 423sqm to 375sqm (a 11% reduction). This reduction was approved 10/05/24 by way of a non-material amendment application (2023/4319/P).

Details have been provided of the green roof and wall including maintenance details. The Scotscape green wall including curved green wall to the south elevation would incorporate an irrigation system. While the green roof would not have the expected variation of substrate, the applicant has provided an engineer's report which demonstrates that an enhanced green roof with variation in thickness (80 - 150mm) would result in an unacceptable risk to the structural design. Full details of planting species and density have been provided and have been reviewed by the Council's tree officer. A cable based fall arrest system is proposed which avoids the need for guardrails around the green roof. This is considered an acceptable solution. The submitted details demonstrate that the development would undertake reasonable measures in relation to biodiversity and the water environment and are therefore considered acceptable.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the Camden Local Plan 2017.

2 You are advised that all conditions relating to planning permission granted on 05/07/2023 ref 2022/4408/P 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 2021.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer