

Application ref: 2024/1015/P
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Date: 22 May 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Manor Court
152 Abbey Road
London
NW6 4ST

Proposal:

Details pursuant to condition 7 (Living roof) of planning permission 2022/2636/P, for:
Erection of single storey flat roof extension to provide 4 x residential flats (C3 Use Class).

Drawing Nos: DC-02; PL-01, rev A; General Maintenance document prepared by Bauer, rev V1, 02/2022; Plant list prepared by Bauer; System summary document prepared by Bauer, rev V2, 11/2020

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

Informative(s):

1 Reasons for granting consent-

This application is to discharge condition 7 relating to the provision of living roof details. The living roof is to be implemented over part of the roof of the building, with the remainder of the roof occupied by solar PV panels.

The details include a roof plan and sections with details of the location and

composition of the living roof, as well as a maintenance schedule, planting list and summary of the 'wildflower blanket' system which is to comprise the living roof.

The location of the living roof is consistent with that shown on the approved roof plan under 2022/2636/P.

The Council's Tree and Landscape Officer has reviewed the submitted details and considers these to be suitable for the nature and scale of the living roof to be implemented. The details will ensure adequate visual amenity and biodiversity.

The full impact of the proposed development has already been assessed.

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

- 2 You are reminded that condition 4 (Detailed drawings or samples), condition 6 (Photovoltaic cells) of planning permission 2022/2636/P dated 15/11/2023 are outstanding and require details to be submitted and 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



Daniel Pope
Chief Planning Officer