

Application ref: 2023/2479/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 24 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Whittaker Parsons Ltd
St Hildas East Community Centre
18 Club Row
London
E7 2EY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
177 Leighton Road
London
NW5 2RD

Proposal:
Details required by Condition 4 (Green Roof) of planning permission ref 2022/2691/P dated 28/12/2022 for 'erection of a lower ground floor rear extension with green roof replacing existing rear wing and replacement of lower ground floor door on front elevation with window'.

Drawing Nos:
P102 rev P1; Wildflower Blanket System Vertical Abutment section drawing prepared by Sky Gardens; Sky Garden Wildflower Blanket - SGWB01 Extract produced by Sky Garden; System Summary - Sky Garden Wildflower Blanket System produced by Sky Garden; Green roof maintenance produced by Sky Garden.

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

Informative(s):

1 Reasons for granting approval of details:

Details have been provided of the green roof including maintenance details. During the course of the application the sedum roof was amended to a sky garden wildflower blanket. This would increase the species number from 8-12 species to 38 species of wildflower and grass which is vast improvement on the original submitted details. The depth of substrate has been increased from 30mm to 100mm which will support and sustain a broad range of plant life. The

stone board will act as a fire retardant feature. 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 CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 2 You are advised that all conditions relating to planning permission 2022/2691/P dated 28/12/2022 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 faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer