

Application ref: 2024/1645/P
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Date: 24 June 2024

Development Management
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Echlin
46 Bedford Row
London
WC1R 4LR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**35 Gloucester Crescent
London
NW1 7DL**

Proposal: Details pursuant to conditions 4 (Strategy for controlling light spill) and 5 (Living roof) of planning permission 2022/4613/P, for; The erection of a single storey extension to the rear at lower-ground floor level and alterations to the existing staircase to the rear between the lower and ground floors.

Drawing Nos:

2124_AD_P50.101;2124_AD_P50.102;2124_AD_P50.103;2124_DET_P60.400;
2124_AD_P60.502; 2124_AD_P60.503; 2124_DET_P60.504; 2124_DET_P60.505;
2124_DET_P60.506;

Bauder Technical Data Sheet, rev V3 10/10/2022; Bauder General Maintenance document Wildflower / Biodiverse Systems document; Cover letter prepared by Echlin, dated 25/04/2024;

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

Informative(s):

- 1 Reasons for granting permission -

This application is to discharge condition 4 relating to the provision of a

strategy to control light pollution, and condition 5 relating to the provision of living roof details, to be implemented at the consented rear extension of the dwelling.

The proposal is to have internal electric blinds to the vertical glazing elements of the extension, and external electric blinds over the skylight of the extension. The internal and external electric blinds proposed are considered appropriate to controlling light spill and safeguarding the amenities of adjoining neighbours.

The submitted details for the green roof include a detailed scheme of maintenance, sections with manufacturers details demonstrating the construction and materials used, and full details of planting species and density. The green roof would comprise a wildflower blanket containing a broad mix of native wildflower species. The submitted green roof details are considered acceptable and would ensure the green roof provides for appropriate visual amenity, drainage and biodiversity outcomes.

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, A1 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission dated 3/07/2023 ref 2022/4613/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 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