

Application ref: 2024/1707/P  
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Date: 24 June 2024

**Development Management**  
Regeneration and Planning  
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Tim Cambridge  
13  
Gowlett Road  
London  
SE15 4HX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**191 Basement Flat**  
**Brecknock Road**  
**London**  
**Camden**  
**N19 5AB**

Proposal:

Details pursuant to condition 5 (Green Roof) of planning permission 2023/5303/P granted on 04/04/2024 for 'Replacement of existing first floor (rear) conservatory with a first floor (rear) extension. Erection of a ground floor single storey side/rear extension with internal courtyard (elevational alterations to courtyard), Installation of 2 rooflights to outrigger (first floor) and new sash window (ground floor)'

Drawing Nos: Drawing CDS138-DET-1010, of the green roof (1:20), Green Roof Specification and Maintenance (Camb Architecture), Bauder General Maintenance Wildflower / Biodiverse Systems Specifications and a Wildflower Blanket Species List

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

Informative(s):

- 1 Reason for approving submitted details:

Condition 5 of planning permission 2023/5303/P requires details of the living roof which was shown on the single storey side 'infill' extension within the

approved development. The following details are required to be submitted, approved and thereafter provided and retained :

- i.a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The submitted details include a sectional drawing of the green roof (1:20), a bespoke maintenance scheme (Camb Architecture), Bauder General Maintenance Wildflower / Biodiverse Systems Specifications and a Wildflower Blanket Species List.

The green roof would include vegetative, drainage and substrate layers. The blanket typically has 40 varieties of British native wildflowers with less than 10% grass species and the maintenance plan would allow for the long term upkeep of the roof and well-being of the species.

The Council's Tree Officer has reviewed the details. The details would safeguard the visual appearance and amenity of the development, in addition to meeting the Council's biodiversity and sustainability needs.

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

As such, the proposed details are in general accordance with policies A3, D1 and D2 of the Camden Local Plan 2017.

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



Daniel Pope  
Chief Planning Officer