

Application ref: 2024/0715/P
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Date: 28 June 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
69 Avenue Road
London
Camden
NW8 6HP

Proposal:

Details of green roof in relation to condition 10 of planning permission 2020/2330/P dated 15/09/2021 for the 'Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works'.

Drawing Nos: Discharge of Condition No.10 Living Roof Pack by KSR Architects LLP (dated June 2024)

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

Informative(s):

- 1 Condition 10 of planning permission 2020/2330/P requires details of the green roof which was shown on the single storey side 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 (KSR architects LLP), and full details of planting species and density.

The green roof would include vegetative, drainage and substrate layers. The blanket typically has 18 varieties of plant 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 development undertakes reasonable measures to address sustainability, landscaping, amenity, biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission consent 2020/2330/P granted on 15/09/2021 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



Daniel Pope
Chief Planning Officer