

Application ref: 2023/1507/P  
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Date: 11 July 2024

**Development Management**  
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Four Architects  
113 Portland Street  
Manchester  
M1 6DW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**7 Back Hill**  
**London**  
**EC1R 5EN**

Proposal:

Details to discharge Condition 4a (Windows, External Doors & Grills), Condition 4b (Manufacturer's Details of Materials) and Condition 6 (Green Roof) of planning reference 2020/0751/P dated 04/12/23 for Demolition of existing roof extension and erection of new part two storey roof extension, alterations to Back Hill entrance and associated works.

Drawing Nos:

FA-DR-2026 P4, Materials Schedule document prepared by Four Architects, FA-V1-ZZ-DR-A-2100 P5 20/03/2023, FA-V1-ZZ-DR-A-2102 P5 20/03/2023, FA-V1-ZZ-DR-A-2101 P6 20/03/2023, FA-DR-SK07 P1 19/08/2021, FA-DR-04-224 P6 01/09/2022, FA-DR-04-221 P7 12/10/2022, J5174-01 r1 26/08/22

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

Informative(s):

1 Reasons for granting permission:

Condition 4a (Windows, External Doors & Grills) and Condition 4b (Manufacturer's Details of Materials) of planning permission 2020/0751/P requires detailed drawings in respect to all new windows, ventilation grills, external doors and gates, and manufacturer's specification details of all facing materials to be submitted and approved.

The submitted information including details of materials is in accordance with the requirements of the condition and would therefore safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017. Therefore, condition 4 can be discharged.

Condition 6 (Green roof) requires the submission and approval of details in respect of the living roof in the area indicated on the approved roof plan. The agent has provided a detailed scheme of maintenance, sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials to be used, and full details of planting species and density, as required by the condition.

The Council's Tree and Landscape Officer has reviewed the submitted documentation and raised no objections. The details will ensure that the scheme will provide a good standard of biodiversity and drainage, and therefore condition 6 can be discharged.

The full impact of the development has already been assessed. No objections were received prior to making this decision.

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

- 2 You are advised that all conditions relating to planning permission 2020/0751/P granted on 4 December 2020 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 light blue rectangular background.

Daniel Pope  
Chief Planning Officer