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Camden Council  
Planning - Development Control,  
Camden Council,  
Camden Town Hall,  
London, WC1H 8ND

Our Ref: 993  
16<sup>th</sup> August 2024

Dear Sir/Madam,

**52 AVENUE ROAD, LONDON, NW8 6HS**  
**DISCHARGE OF CONDITIONS APPLICATION**  
**PLANNING PORTAL REF: PP- 13339296**

Conditional planning permission ref: 2022/1863/P, granted '*Demolition of existing dwelling and erection of three, 3 storey buildings over part lower ground/basement, comprising total of 12 townhouses (12 x 3 bed), together with associated landscaping and installation of new access gate onto Avenue Road*', at 52 Avenue Road, London NW8 6HS.

Condition 10 states that,

*prior to above ground works, full details in respect of the living roofs in the area indicated on the approved roof plan (including bin/bike stores) shall be submitted to and approved by the local planning authority. The details shall include:*

- 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 living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.*

The applicants propose to use the Proteus system. We enclose the following documents provided by the manufacturer/supplier, which accord with the previously approved landscape details discharged under approval of details application 2023/2343/P (condition 15 - landscaping).

1. Proteus Datasheet - Pro-Living Sedum Blankets - Species List
2. Proteus - Maintenance Guide
3. Proteus - 1:20 Section Drawings
  - a) Horizontal Surface - SD\_HM\_INVERTED\_01
  - b) Vertical Rainwater Outlet - SD\_HM\_INVERTED\_02

- c) Rooflight / Access Hatch - SD\_HM\_INVERTED\_03
- d) Upstand Terminations - SD\_HM\_INVERTED\_04
- e) Insulated Parapet - Capping - SD\_HM\_INVERTED\_05
- f) Uninsulated Parapet - Capping - SD\_HM\_INVERTED\_06
- g) Parapet - GRP Trim - SD\_HM\_INVERTED\_07
- h) Level Threshold (Existing) - Sealant - SD\_HM\_INVERTED\_08
- i) Level Threshold (New) - EPDM - SD\_HM\_INVERTED\_09
- j) Cold Pipe Penetration - SD\_HM\_INVERTED\_10
- k) Insulated Parapet Gutter - SD\_HM\_INVERTED\_11
- l) Uninsulated Parapet Gutter - SD\_HM\_INVERTED\_12
- m) Roof Transition - SD\_HM\_INVERTED\_13

We trust that the information provided is sufficient for you to validate and approve the application. However, please do not hesitate to contact me should you have any queries.

Yours Sincerely,



**MANDIP SINGH SAHOTA MRTPI**

PARTNER

NTA PLANNING LLP