

Application ref: 2024/2203/P
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Date: 16 August 2024

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Arrow Planning Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
551-557 Finchley Road
London
NW3 7BJ

Proposal:
Approval of details for Condition 10 (Green Roof) of Planning Permission ref. 2023/0383/P.

Drawing Nos:
22-055-A-153 (as amended); General Maintenance Wildflower / Biodiverse Systems document, BauderGREEN extensive green roof document.

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

Informative(s):

1 Reasons for granting approval:

Condition 10 (green roof details) of planning permission 2023/0383/P requires details relating to the design and maintenance of the approved development at 551-557 Finchley Road.

The proposed area of green roof is relatively small in the context of the overall development, covering an area of less than 4sqm. It would not be visible from public areas around the site, though it would be clearly visible from the adjacent windows (to a bedroom and store) of the host development.

This application is supported by a detailed plan which shows how the green roof will be installed and maintained to align with the supporting documentation

of the green roof manufacturer. The green roof appears to be of a good quality and appropriately installed and laid out. Whilst the substrate depth of the roof could be improved upon (140mm is recommended by the Council's Energy Efficiency CPG and the proposal provides a depth of 100mm) it is considered in this case that as the green roof is relatively small, the additional substrate would significantly increase the load on the building in this isolated area thus complicating the development build, and noting that this design is in accordance with manufacturer recommendations the proposed design and layout of the green roof is acceptable. The Council's Nature Conservation Officer has raised no objections to the green roof plans.

The submitted details are therefore considered sufficient to ensure the development would be of an appropriate design quality and are thus acceptable in respect of the requirements of Condition 10.

The full impact of the proposals has already been considered during the determination of the original application. The submitted details are in general accordance with the requirements of policies CC1, CC2, CC3, D1, A1 and A3 of the London Borough of 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 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer