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Joanne Clark
Regeneration and Planning
London Borough of Camden
5 St Pancras Square
London
N1C 4AG

27 August 2024

Ref: JMi/KH
VIA PLANNING PORTAL

Dear Joanna,

APPLICATION FOR THE DISCHARGE OF CONDITIONS 19 (GREEN ROOF) PURSUANT TO PLANNING PERMISSION 2020/3737/P AT CAMDEN ROAD HOSTEL, 248-250 CAMDEN ROAD, LONDON, NW1 9HE

On behalf of our client London Borough of Camden c/o Morgan Sindall Construction Limited (the 'Applicant'), we hereby submit an application to discharge planning condition 19 pursuant to application 2020/3737/P, in respect of Camden Road Hostel, 248-250 Camden Road, London, NW1 9HE (the 'Site').

Planning Permission was granted on 11th May 2021 under reference 2020/3737/P for the following description of development:

'Redevelopment of the site to include demolition of existing hostel building and the erection of a new 4-6 storey plus basement hostel building (sui generis use) with external stairwell and rear balconies to all levels; erection of 2 x single storey garden buildings; associated works including installation of plant equipment, parking and access arrangements and tree and landscaping works. (Information for the purpose of consultation: the proposed development provides 39 units, which comprise 36 x studios, 2 x 1-beds and 1 x 1-bed wheelchair accessible unit).'

Condition 19: Green roof

Condition 19 reads as follows:

Prior to commencement of above-ground development (excluding demolition) , full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

The following details are being submitted to discharge Condition 19:

- Extract from NBS Specification, prepared by Watkins Gray International LLP;
- External Walls and Roof Details (Sheets 1-4), prepared by Watkins Gray International LLP;

- Green Roof Drainage Plans (1st Floor, 4th Floor and 5th Floor), prepared by Watkins Gray International LLP.
- General Maintenance (Green Roof Intensive Systems; Lightweight Sedum System; Watering Guide; Sedum Patching), prepared by Bauder.
- Coursing Sections (Sheets 1, 2, 4 and 5), prepared by Watkins Gray International LLP.

Summary

The application was submitted via the Planning Portal on 27th August. The requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the enclosed is in order and look forward to receiving confirmation of the validation of the application. In the meantime, should you have any queries, please do not hesitate to contact William Clutton (wclutton@iceniprojects.com or 07557 805 372) or Jack Miller (jmiller@iceniprojects.com or 07823 457 323) of this office in the first instance.

Yours faithfully,

A handwritten signature in black ink that reads "Iceniprojects Ltd." in a cursive, slightly stylized font.

Iceni Projects Limited

cc. London Borough of Camden c/o Morgan Sindall Construction Limited