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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 Joanne,

APPLICATION FOR DISCHARGE OF CONDITION 20 (GREEN ROOF) PURSUANT TO PLANNING PERMISSION 2020/3461/P AT CHESTER ROAD HOSTEL, 2 CHESTER ROAD, LONDON, N19 5BP

On behalf of our client London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), we hereby submit an application to discharge planning condition 20 pursuant to planning permission 2020/3461/P, in respect of Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site').

Planning Permission was granted on 11th May 2021 under reference 2020/3461/P for the following description of development:

'Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works'.

Condition 20: Green roof

Condition 20 reads as follows:

Prior to commencement of above-ground development (excluding demolition), full details in respect of the green roofs 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 roofs, 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

The following details are being submitted to discharge Condition 20:

- Green Roof Drainage Calculation, prepared by Bauder.
- Extract from NBS specification, prepared by Watkins Gray International LLP.
- External Details (Sheets 1, 2, 3 and 5), prepared by Watkins Gray International LLP.

- Green Roof Drainage Plans (3rd Floor and Roof Plan), prepared by Watkins Gray International LLP.
- General Maintenance (Green Roof Intensive Systems; Lightweight Sedum System; Watering Guide; Sedum Patching), prepared by Bauder.
- GA Sections (Sheet 1), prepared by Watkins Gray International LLP.
- Coursing Sections (Sheet 1, 2 and 5), prepared by Watkins Gray International LLP.

Summary

The application was submitted via the Planning Portal on 27th August 2024. 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,



Iceni Projects Limited

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