

Application ref: 2024/3052/P
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Date: 5 September 2024

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MRPP
21 Buckingham Street
London
WC2N 6EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

38 Frognal Lane
London
NW3 6PP

Proposal: Details of living roof required by condition 5 of planning permission 2024/0804/P dated 26/6/2024 for 'Erection of combined air source heat pump and bike store enclosure (with green roof) to front of property'.

Drawing Nos: Bauder Biodiverse Wildflower Blanket System specification; Bauder General Maintenance Wildflower / Biodiverse Systems; Green Roof Detail - PL-27-001 Rev P2

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

Informative(s):

1 Reasons for granting approval

The living roof would be a Bauder Biodiverse Native Wildflower Blanket system which would include 40 varieties of native wildflowers and herbs with less than 10% grass species. The design of the green roof would maximise opportunities for biodiversity in accordance with the requirements of part iii of condition 5. A scheme of maintenance and a section drawing demonstrating construction and materials has also been provided. The submitted detail demonstrate that the development would undertake reasonable measures to take account of biodiversity and the water environment in accordance with the Local Plan.

The planning and appeal history of the site has been taken into account when coming to this decision. An objection from the Redington Frogna! Neighbourhood Forum was withdrawn as a result of details of a wildflower green roof, rather than a sedum roof, being provided.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 26/6/2024 reference 2024/0804/P, 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 grey rectangular background.

Daniel Pope
Chief Planning Officer