

Application ref: 2024/4027/P
Contact: Henry Yeung
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Date: 17 October 2024

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Saffron Henna Planning Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**21 Baldwin's Gardens
London
EC1N 7UY**

Proposal:

Details of living roof pursuant to condition 4 of planning permission 2020/5897/P (Enlargement of existing basement, erection of a single storey mansard roof extension, four storey rear extension, and change of use of existing commercial floor space to create 4 flats and a basement level jewellery workshop) granted on 14/04/2024). Drawing Nos: Location Plan; A-1-106 (Proposed Roof Terrace Plan): OPERATIONS & MAINTENANCE MANUAL; Roof plan, M-Tray build up detail; Proposed selection of plants; modular green roof system

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

Informative(s):

- 1 Reasons for granting permission.

This application is to discharge condition 4 relating to the provision of green roof details. The green roof is to be implemented over the roof of the approved mansard roof extension.

The locations of the proposed sedum green roof is consistent with those

marked out in the approved roof plan under the extant permission.

The green roof would comprise a good variety of species to ensure durability and visual amenity throughout the year.

The sedum would be sown with a mixture of species. A maintenance plan has been provided to promote longevity. Council's Tree Officer has been consulted and raised no objection to the green roof proposed.

The full impact of the proposed development has already been assessed.

As such, the details are in general accordance with policies A3, D1 and D2 of the Camden Local Plan.

- 2 You are advised that all conditions relating to planning permission ref. 2020/5897/P (dated 14/04/24) that required details to be submitted have been discharged.

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 2021.

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