

Application ref: 2024/5614/P
Contact: Daren Zuk
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Date: 30 December 2024

Development Management
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4H Architecture
C/O DS Burge and Co.
The Courtyard
7 Francis Grove
London
SW19 4DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**35 Christchurch Hill
London
NW3 1LA**

Proposal:

Details to discharge Condition 4 (Green Roof) of planning permission ref. 2023/4955/P dated 15/02/2024 for the 'Erection of lower-ground floor single-storey rear extension. Erection of glazed conservatory at rear first floor level. Minor alterations to existing front and rear dormers to nominally increase height and recladding. Replacement of existing windows with double-glazed timber framed units. Alterations in front garden including raised brick boundary wall and pier, new gate, rebuilt lightwell retaining wall, and new stairs'.

Drawing Nos: Green Roof - Product Maintenance (prepared by 4H Architecture, dated 17/01/2024), Green Roof - Details (prepared by 4H Architecture, dated 13/12/2024), Green Roof - Species Schedule (prepared by 4H Architecture, dated 13/12/2024)

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

Informative(s):

- 1 Reasons for granting permission:

The submitted details for Condition 4 (Green Roof) show an appropriate mix of

sedum species, substrate depth, and maintenance schedule for the green roof located on the roof of the as approved rear extension. These are considered acceptable and sufficient to demonstrate that the green roof will provide visual amenity and biodiversity and be maintained in perpetuity.

The full impact of the proposed development has already been assessed. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2023/4955/P granted on 15/02/2024 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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