

Application ref: 2024/5515/P
Contact: Sam Fitzpatrick
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Date: 3 February 2025

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Paul Archer Design
D204 Lana House
116 Commercial Street
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Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Approval of Details Granted

Address:

Beaufort Court
70 A Lady Margaret Road
London
NW5 2NP

Proposal: Details required by conditions 4 (detailed drawings) and 5 (living roof) of planning permission 2023/3827/P dated 21/03/2024 (Erection of single-storey extension to existing flat roof).

Drawing Nos: Cover letter (prepared by Paul Archer Design, dated 09/12/2024); 928.000; 928.001; 928.220 (Roof detail); 928.221 (Material specification); 928.222 (Window detail); Living Roof Specification Summary B242543 (prepared by Bauder); Native Wildflower Specification Summary (prepared by Bauder, dated April 2018); Living Roof Technical Data Sheet (prepared by Bauder, dated 10/10/2022).

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

Informative(s):

1 Reasons for granting approval:

Condition 4 of the original permission required detailed drawings of specific parts of the development, namely all windows and facing materials of the roof extension. To satisfy the requirements of this condition, the applicant has provided plans, sections, and photographs of the relevant parts of the works. The extension will be constructed of dark bricks, yellow bricks, and white glazed bricks with grey windows to match the existing ground floor. These details have been reviewed by the Council's Conservation Officer, who has

confirmed that they are satisfied with the level of detail provided. The proposed brickwork and window design and materiality draw from the surrounding context, and relate to the existing building and wider area well. As such, the requirements of this condition have been met.

Condition 5 required details of the living roof to the extension, and the applicant has subsequently provided a specification summary, species mix and specification, sections of the living roof, and a maintenance scheme. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied with the level of detail provided and that the living roof would contribute to the biodiversity and water environment of the site. As such, the requirements of this condition have been met.

The full requirements of both condition 4 and condition 5 have now been met, and as such both conditions can be fully discharged.

The full impact of the proposed development has already been assessed under application 2023/3827/P dated 21/03/2024.

On this basis, the submitted details are acceptable and would be in accordance with the requirements of policies A3, D1, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016.

- 2 You are advised that all conditions relating to planning permission 2023/3827/P granted on 21/03/2024 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



Daniel Pope
Chief Planning Officer