

Application ref: 2025/0194/P
Contact: Sofie Fieldsend
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Date: 26 February 2025

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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**5B Prince Arthur Road
London
NW3 6AX**

Proposal:

Details of condition 7 (Green roof) of planning permission ref. 2020/5974/P dated 26/07/2022 (for Demolition of existing dwelling and construction of replacement dwelling with basement and associated landscaping).

Drawing Nos:

PO600; General Maintenance Lightweight Sedum System by Bauder and Extensive Green Roof System by Bauder.

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

Informative(s):

1 Reason for consent:

This condition requires details of the living roof including a scheme of maintenance, details of construction, materials, and planting species/density. The applicant has submitted details which are considered sufficient to demonstrate that the green roofs will have an adequate substrate and construction, and be adequately maintained. It is considered that the development undertakes reasonable measures to account for biodiversity and

the water environment.

The details have been assessed by the Council's Trees and Landscaping Officer, who has confirmed that they are sufficient to discharge condition 7.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies G1, CC1, CC2, CC3, D1, D2, and A3 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that conditions 3 (materials), 4 (ASHP), 6 (Cycle parking) and 18 (demolition waste) of planning permission ref. 2020/5974/P dated 26/07/2022 are still outstanding and require details to be submitted.

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