

Application ref: 2025/0634/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Robert Hirschfield Architects
6a Leverton Place
London
NW5 2LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**4 Oak Hill Park
London
NW3 7LG**

Proposal:

Details pursuant to conditions 4 (Living roofs) and 5 (Photovoltaic cells) of planning permission 2022/4791/P dated 23/05/2023 (as later amended by planning permission 2024/2674/P dated 30/09/2024), for: Demolition of the existing house and erection of a new house (Class C3)

Drawing Nos: Plans: D0000-00W_011-003, rev C, 25/07/23; B235536PV - 20240104, 04/01/24; P(4)50, rev A, 16/02/24; 8386-01, rev B, 31/01/2024; LTF-001, 23/11/2023; P_PL_013

Supporting information: Solis Inverter document; SOLARWATT document; Bauder Biosolar Photovoltaic Mounting System technical data sheet, rev V3, 21/09/2022; Bauder General Maintenance Photovoltaic Arrays document; rev V6, February 2022; Bauder BauderGreen Flora Seed Mixes, rev V3, 10/10/2022; Bauder Biosolar G2 Installation Guide; Bauder Habitat Management Plan;

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

Informative(s):

1 Reasons for granting approval:

This application is to discharge condition 4, relating to the provision of details of the living roof as shown on the approved roof plan for the proposed new dwelling, and condition 5, relating to the provision of details for the approved photovoltaic cells and associated equipment, also to be located on the roof of the new dwelling.

The submitted details include- installation procedure guides, an initial scheme of maintenance, sections with manufacturer's details demonstrating the construction and materials used, and details of planting species, which will principally comprise a mix of herb and wildflower species.

The submitted green roof plans maximize the amount of area that can sensibly be allocated to green roofs without compromising safety, other required elements, access, egress and maintenance strategy. Of note, green roof areas, with shade tolerant species have been added to underneath the areas of photovoltaic panels.

It is considered both the PV arrays and green roof areas can be managed so that one element does not impinge on the other and can be managed appropriately.

The Council's Tree and Landscape Officer has reviewed the submitted details and considers the planting to be suitable for the living roofs, the maintenance details sufficient to demonstrate the planting will be sustainable and the living roof to enhance biodiversity at the site.

Regarding the details of the photovoltaic panels, a roof plan has been submitted showing the location and the extent of the PV panels on the roof. The quantum of panels proposed would meet the 8kWp energy generation specification outlined under the Sustainability Report approved under 2022/4791/P. The submitted maintenance details confirm the future programme of maintenance works. Both the green roof and panels can be maintained via a roof hatch built into the roof profile.

The Council's Sustainability officer has reviewed the information and considers the photovoltaic panels details to be acceptable.

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

As such, the proposed development is 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 granted on 23/05/2023, ref. 2022/4791/P (as later amended by planning permission 2024/2674/P dated 30/09/2024) 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', written in a cursive style.

Daniel Pope
Chief Planning Officer