

Application ref: 2025/0224/P  
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Date: 14 March 2025

**Development Management**  
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Work.Life Camden  
Work.Life Camden (Mutiny)  
13 Hawley Crescent  
London  
NW1 8NP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**8 Sandwell Crescent**  
**London**  
**NW6 1PB**

#### **Proposal:**

Details required by condition 5 (landscaping) and condition 7 (green roof) of planning permission 2022/5074/P dated 24/02/2023 (for: Erection of replacement rear dormer, single storey rear extension at lower ground floor, replacement of windows and installation of new door at rear ground floor and amalgamation of two flats into a single dwellinghouse).

#### **Drawing Nos:**

303-PL-100-01, 303-PL-301-01, 303-PL-701-01, 303-PL-801-01, Conditions Statement (Mutiny dated 17/01/2025), Wallbarn M-Tray modular green roof system, Wallbarn Sedum Species 2023, Wallbarn Operations and Maintenance Manual 01-06-2023.

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

#### **Informative(s):**

##### **1 Reasons for granting consent:**

This application seeks to discharge conditions 5 and 7 of permission 2022/5074/P which consented a replacement rear dormer, single storey rear extension at lower ground floor, replacement of windows and installation of

new door at rear ground floor and the amalgamation of two flats into a single dwellinghouse.

Condition 5 seeks further details of the hard and soft landscaping, and detailed drawings have been submitted and reviewed by the Council's Trees and Landscaping Officer, who has deemed them to be acceptable. A small, terraced area close to the rear elevation is proposed, with the remaining garden space featuring soft landscaping. These details are considered acceptable.

Condition 7 seeks details of the green living roof on the consented rear extension. Details of the species mix, substrate depth, and maintenance plans have been submitted and reviewed by the Council's Trees and Landscaping Officer, who has advised that they are acceptable. The green roof would contribute to biodiversity enhancement and would be maintained sustainably.

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

As such, the proposed details are in general accordance with policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017 and policies 2, 3, and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. As such, conditions 5 and 7 can be fully discharged.

- 2 You are advised that all conditions relating to planning permission granted on 24/02/2023 ref 2022/5074/P 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