

Application ref: 2025/1314/P
Contact: Daren Zuk
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Date: 8 April 2025

Development Management
Regeneration and Planning
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House of Design Architects
13 Prince of Wales Terrace
London
W8 5PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 St Paul's Crescent
London
NW1 9XS

Proposal:
Details to discharge Conditions 4 (Green Roof) and 6 (Landscaping) of planning permission 2024/5329/P dated 13/01/2025 for the 'Demolition of existing lower ground floor rear extension; erection of single-storey lower ground floor rear and side infill extensions; refurbishment works to front garden and boundary wall'.

Drawing Nos: 0125-A-P-1014 P3, 0125-A-P-1015 P3, 0125-A-P-1112 P3, Sky Garden Wildflower Blanket (SGWB01) Data Sheet, Sky Garden Wildflower Blanket System (SGWBSS01), Sky Garden Wildflower Blanket System Diagram (WBSD01) , Cover Letter (prepared by House of Design Architects, dated 25/03/2025)

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

Informatives:

1 Reasons for granting permission.

The submitted details for Condition 4 (Green Roof) show an appropriate sedum species, substrate depth, and maintenance schedule for the green roof located on the roof of the approved side extension. These are considered acceptable

and sufficient to demonstrate that the green roof will provide visual amenity and biodiversity and be maintained in perpetuity. As such, Condition 4 can be discharged.

The submitted details for Condition 6 (Landscaping) includes trees to be retained, trees to be removed (a poor-quality small Malus), and two replacement trees to be planted within the rear garden. The details are considered appropriate and demonstrates suitable landscaping and replacement trees being provided onsite. The Council's Tree and Landscape Officer has reviewed the submitted documentation and raised no objections. As such, Condition 6 can be discharged.

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, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2024/5329/P granted on 13/01/2025 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 blue rectangular background.

Daniel Pope
Chief Planning Officer