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WC1N 3HB

Mr Daniel Pope
Chief Planning Officer
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Mr Pope,

I am the new owner of 8 Hermit Pl and will be undertaking the project as set out in 2022/1044/P and amendment 2023/5178/P.

I am writing to you today to request, under the Section 73 of the Town and Country Planning Act 1990, that we amend Condition 8 of the Final Decision in 2022/1044/P.

Section 8 states:

“Prior to relevant part begun, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance;
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
- iii. full details of planting species and density.

The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.”

Though I would like to proceed with the roof plan as outlined in 527/300A, I am requesting that the green roof be confined to the lower level (the South East half). See drawing 646-300.

In lieu of the sedum roof on the upper part of the roof I propose that a profile is added to the single ply membrane roof, to given the appearance of metal roof and enhance the appearance of the roof to the neighbours. (See Décor Roofing Systems by Sika Sarnafil).

The upper level green roof will require maintenance twice a year, incurring a cost of ~£800, but my main concern is about safety.

Section 4 states:

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 {and D2 if in CA} of the London Borough of Camden local Plan 2017.

- Therefore, we cannot install railings, so contractors may consider the fall risk too great without installing additional protection e.g. a scaffold. This is neither practical nor viable for me and my neighbours.
- Part of the roof is pitched, this is not ideal for green roof installations and is obviously more dangerous for anyone trying to perform maintenance.

The approved scheme does not mandate irrigation, so maintenance is imperative to the success of the green roof but, without a safe way of doing so, I fear that all the benefits of the green roof will be lost. It will become unsightly, less absorbent, and of little benefit to biodiversity.

Additionally, I believe upper level maintenance will incur unnecessary intrusion into the privacy of my neighbours, particularly 1 Priory Road.

By contrast, the lower level green roof is at a much safer, more accessible height, and located such that maintenance can be completed quickly without intruding as much on the neighbours.

In drawings 527/100 (part of the approved 2015 scheme) and 527/300 (part of current scheme) the green roof is omitted entirely. I do not know the impetus for the addition of the green roof but I understand the benefits regarding biodiversity, water attenuation, and aesthetic. This is why I am keen to maintain the green roof on the single storey part of the building. I believe this is a good compromise and trust you will agree.

All the best,

Jonah

