

Application ref: 2024/2281/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 15 April 2025

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

ZRP architects
26 Exmouth Market
London
EC1R 4QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
168 North Gower Street
London
NW1 2ND

Proposal:

Details to discharge Condition 4 (Sample panel of facing brickwork), Condition 5A (Ext Door Details), Condition 5B (External Facing Materials), Condition 6 (Green Roof Details) of planning permission reference 2022/5410/P dated 31/05/2023 for the erection of a ground floor rear extension with roof terrace above and a first floor rear infill extension with green roof to create enlarged and additional bedrooms for an existing HMO (Class C4).

Drawing Nos:

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

Informative(s):

1 Reasons for granting approval:

Conditions 4, 5A, 5B and 6 of planning permission 2022/5410/P, which was granted on permission on the 31 of May 2023, require the submission and approval of details in respect of the brickwork and external door and for the development to be undertaken in accordance with the approved details).

The brickwork would be Reclaimed bricks: Traditional Brick & Stone Facing

Brick in London Weathered Reclaim Stock ', the proposed door would be Bespoke French doors of Timber framed, primed and painted with clear double glazed units whilst the terrace would be Millboard Enhanced Grain Brushed Basalt Decking Boards and the Concrete copings would be light grey Castle Composites Concrete.

The submitted details are of appropriate design and materiality, are in accordance with what was proposed and approved at the application stage and that they would preserve the character of the premises and appearance of the Conservation Area.

Condition 6 requires details of the living roof. The submitted details include a substrate-based extensive living roof with sedum planting with sufficient substrate depth to support 14-17 wildflower and herb species. The living roof would enhance the appearance and biodiversity of the site. The section shows that the green roof would have sufficient substrate depth to support the species, and a maintenance procedure has been submitted to ensure the quality of the living roof would be maintained. The details are in accordance with policies CC2, CC3 and A3.

The Tree officer was consulted and raised no objection to the proposed details.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with policies A3, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2022/5410/P granted on 31/05/2023 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