

Application ref: 2025/0616/P
Contact: Henry Yeung
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Date: 17 April 2025

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Studio Dot
40 Elm Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
90 Bartholomew Road
London
NW5 2AS

Proposal:
Details of living roof pursuant to condition 4 of planning permission 2024/5094/P
(Conversion of two self-contained flats into a single-family dwelling, including the erection of a first-floor rear extension above the existing ground-floor extension and side-facing windows) granted on 26/11/2024

Drawing Nos: Sedum GrufeKit Plant Species;Green Roof Maintenance
Procedures;Living Roof Details

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

Informative(s):

1 Reasons for granting permission

Details have been submitted to discharge Condition 4 relating to the provision of green roofs. The green roof is to be implemented over the roof of the ground floor extension, as part of the approved development. The living roofs would comprise a mix of perennials, sedum, evergreen plants, flowers and herbs.

The submitted details include- a detailed schemes of maintenance, sections with manufacturers details demonstrating the construction and materials used, and full details of planting species. The Council's Tree and Landscape Officer has reviewed the submitted details and considers these to be suitable for the nature and scale of the living roofs. The details will ensure adequate visual amenity and biodiversity.

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

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission (2024/5094/P, approved on 26/11/2024) 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', is positioned above the name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer