

Delegated Report		Analysis sheet		Expiry Date:		14/02/2013	
		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Sam Fowler				2012/6764/P			
Application Address				Drawing Numbers			
Ground Floor Flat 44 Aberdare Gardens London NW6 3QA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 4 (green roof) of planning permission granted on 06/08/12 for erection of a single storey timber outbuilding in rear garden for use ancillary to ground floor level flat (Class C3).							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						

Site Description

The subject property is located on the southern side of Abedare Gardens, in a residential area within the South Hampstead Conservation Area. The site comprises a three storey semi-detached dwelling, which has been divided into three self-contained flats. The property has a paved hardstanding area at the front of the dwelling, and a deep rear garden, approximately 22m in depth, which descends as it moves south away from the highway. There is a small timber-clad outbuilding located in the southwest corner of the dwelling, and a medium height fence line is located along the rear and flank boundaries. There is dense vegetation surrounding the property, in terms of mature tree's and bushes.

Relevant History

2012/2977/P: Erection of a single storey timber outbuilding in rear garden for use ancillary to ground floor level flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

Development Policies:

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP32 (Air quality and Camden's Clear Zone)

South Hampstead Conservation Area Appraisal and Management Strategy (CAAMS)

Camden Planning Guidance 2011

CPG1 (Design)

CPG3 (Sustainability)

CPG6 (Amenity)

Assessment

Proposal

Consent is sought to discharge condition 4 (details of the green roof/sedum roof) of planning permission (2012/2977/P).

Condition 4 states:

Full details in respect of the green roof in the area indicated on the approved drawings shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The building shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Submitted

Appendix I

- Drawing no. ECO.DTL.02 illustrating construction details of sedum roof
- Outlining the extensive green system specified.

Appendix II

- Outlining the species within the green roof system

Appendix III

- Outlining the maintenance of the green system.

The drawing no. ECO.DTL.02 shows the details and specifications of the green roof. There is an associated species list in appendix II for wildflower blanket that supports the technical data sheets in plant coverage of the green roof surface area. There are at least 13 different species of plant that will be planted within the roof line. This is considered sufficient enough to ensure that the biodiversity and longevity of the green roof can be maintained. Finally, a maintenance guideline has also been submitted to ensure that the areas of green roof have longevity and permanency. Upon review of all of these supplied details, the Council are satisfied that the supplied information is sufficient enough to discharge the condition.

Recommendation: Grant Approval and discharge condition 4.

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