

Delegated Report		Analysis sheet		Expiry Date:		27/11/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/5267/P			
Application Address				Drawing Numbers			
29 Adamson Road London NW3 3HT				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of green roof (condition 3) and hard and soft landscaping (condition 4) of planning permission ref:2011/4640/P dated 14/11/2011 for erection of extension at rear ground floor level with roof terrace over and staircase to garden (following removal of existing balcony and stair), installation of french and folding doors at rear first floor level and erection of garden pavilion at rear of garden in connection with existing flat (Class C3).							
Recommendation(s):		Approve conditions 3 and 4					
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: *Please Specify		N/A					

Site Description

The application site (Flat 3) is a duplex apartment which is arranged over the lower two floors of a 4 storey building. The building is split up into separate units of accommodation but Flat 3 has sole use of the garden. The building is not listed but identified as making a positive contribution to the Belsize Park Conservation Area.

Relevant History

Planning permission ref:2011/4640/P granted 14/11/2011 for the erection of an extension at rear ground floor level with roof terrace over and staircase to garden (following removal of existing balcony and stair), installation of French and folding doors at rear first floor level and erection of garden pavilion at rear of garden in connection with existing flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP24- Quality design

Camden CPG

Assessment

Green roof detail (for extension and garden studio)

The green roof over the extension has a substrate depth of 100mm which will aid sustainable drainage and provide a decent volume of soil for the proposed green roof species to develop. In terms of species there is a mix of wildflowers and sedums which should ensure the long term viability of the system and provide a decent level of visual amenity as well as ecological value. The maintenance details will further ensure the establishment and future health of the vegetation.

As the garden studio has been omitted from the scheme, an informative will be added stating that details will be required for the green roof should it be implemented in future under the original planning consent.

Landscape design

The proposed rear garden design has changed from the original scheme proposals and now incorporates a higher level of hard standing rather than lawn. The existing garden has little planting and is largely covered in gravel. Some areas of gravel will be reinstated and this, along with perimeter beds and planting at ground level will allow any runoff to drain away without putting undue pressure on drains. The proposed scheme will incorporate a higher level of planting than existing conditions, and this is considered, along with the ability for water to drain away naturally, to meet Camden's planning policy and guidance.

A new shed structure is proposed in the rear garden, however it is recommended an informative is attached stating this structure may require planning permission in its own right.

Recommendation: Approve conditions 3 and 4.

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