

Delegated Report		Analysis sheet		Expiry Date:		07/09/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/3659/P			
Application Address				Drawing Numbers			
R/O 151 Broadhurst Gardens London NW6 3BE				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of green roof required by condition 2 of planning permission ref: 2012/1942/P dated 10/07/2012 for residential dwelling originally approved under application ref: PWX0302332 dated 04/07/2003.							
Recommendation(s):		Approve					
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:		None					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The site formally comprised of a single storey garage on the east side of West Hampstead Mews, which has since been demolished to make way for the redevelopment of the site. The dwellinghouse is mostly completed, with the exterior trellis and vegetation yet to be completed.

The mews consists of a mix of uses with the ground floor primarily consisting of business and light industrial uses whilst the first floor is mostly residential accommodation.

The site is located within the Swiss Cottage Conservation Area.

Relevant History

Planning permission ref: 2012/1942/P dated 10/07/2012 for residential dwelling originally approved under application ref: PWX0302332 dated 04/07/2003.

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP25- Securing high quality design

Assessment

The original concept was to have the first floor clad in a 'living' wall to represent vegetation climbing over the ground floor 'boundary wall' of this dwelling located in the rear garden of 151 Broadhurst garden.

It has now been accepted that the living wall would be extremely difficult and costly to maintain and as such could result in poor visual appearance. As such it is proposed to change the planting regime to allow for climbing plants to be accommodated at first floor which will cascade down the building. This would give a satisfactory level of cover to respond to the original design concept and would ensure the longer term success of the planting. The species of vegetation proposed are acceptable in this instance and the planting will be irrigated using an acceptable system to ensure its long term viability.

Recommendation: Approve

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444