

Delegated Report		Analysis sheet		Expiry Date:		20/12/2011	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2011/5331/P			
Application Address				Drawing Numbers			
35 Marsden Street London NW5 3HE				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of green roofs required by condition 4 of planning permission granted on 21/03/2011 (ref: 2011/0387/P) for erection of a full width rear ground floor glazed extension and half width rear first floor extension with green roofs to existing dwelling house (Class C3)							
Recommendation(s):		Approve condition 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:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The site is a 3 storey Victorian mid terraced dwelling located on the southern side of Marsden Street. The building is not listed but is located within the Kentish Town West Conservation Area. It is identified (as part of 1-49(odd) Marsden Street) as making a positive contribution to the character and appearance of the conservation area.

Relevant History

planning permission granted on 21/03/2011 (ref: 2011/0387/P) for erection of a full width rear ground floor glazed extension and half width rear first floor extension with green roofs to existing dwelling house (Class C3)

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP22- Sustainable design and construction

Assessment

The development will incorporate a wildflower green roof system and a sedum green roof system. Both systems will provide a level of sustainable drainage and the wildflower green roof will help enhance the ecological value of the site.

It is considered the details provided are adequate to discharge the condition.

Recommendation: Approve

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