

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/12/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Little				2011/5044/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Shadow House 38A St Paul's Crescent London NW1 9TN				Site location Plan; Drawing no: CMH 501A; CMH502A			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of brown roof required by condition 6 of 2008/5048/P granted 23/03/2009 an amendment to enlarge rear extension to house granted planning permission 2007/3898/P dated 26/10/2007.							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No AO					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The application site is a parcel of land 5.15m wide to the rear of 102 Agar Grove, which is situated on the south side of Agar Grove at the junction with St. Paul's Crescent. The actual site comprises a single dilapidated garage building which is located at the end of the rear garden of 102 Agar Grove and adjacent to No. 38 St. Paul's Crescent.

## Relevant History

Planning permission ref: 2008/5048/P dated 23<sup>rd</sup> March 2009: Enlargement of the dwellinghouse to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P) for the erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage.

Planning permission ref: 2011/3788/P dated 21<sup>st</sup> September 2011: Amendment to condition 6 (details of green of the roof should be submitted at a scale of 1:20) of application 2008/5048/P dated 23/03/2009 for: Enlargement of the dwellinghouse to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P), namely, the requirement for details of a brown rather than green roof.

## Relevant policies

### LDF Core Strategy and Development Policies

DP22- Sustainable design and construction

DP24- Securing high quality design

## Assessment

The details submitted pursuant to the discharge of condition 6 of planning permission ref: 2008/5048/P granted on 23<sup>rd</sup> March 2009 are considered to adequately show that the brown roof scheme is sustainable and will enhance biodiversity.

It is recommended that the application is approved.

**Disclaimer**

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