

Delegated Report		Analysis sheet		Expiry Date:		23/11/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Kevin Fisher				2007/3878/P			
Application Address				Drawing Numbers			
25 Parkway London NW1 7PG				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of sedum roofs pursuant to condition 9 attached to planning permission granted subject to a section 106 Legal Agreement on 19 July 2007 (ref: 2006/5137/P) for extensions at first and second floor levels and alterations to existing roof form in connection with the conversion of ancillary residential accommodation to public house at first and second floor levels to 5 self-contained flats, (1 x studios, 3 x 1 bed and 1 x 2 bed), installation of plant and extraction ducting to serve ground floor and basement restaurant and alterations to shopfronts.							
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:		No SN/PN					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

The building comprises of a 3 storey 1920s public house and occupies a prominent corner at the junction of Parkway and Arlington Road.

The property is within Camden CA.

Relevant History

08/01/07 Extensions at the first and second levels and alterations to the existing roof form in connection with the conversion of ancillary residential accommodation to the public house at first and second floor levels to 5 self contained flats along with the installation of plant and extraction ducting to serve ground floor and basement restaurant and alterations to shop fronts

Relevant policies

[N5 Biodiversity](#)

Assessment

Condition 9 requires that “details of sedum roofs as shown on drawing No.PA2.44 Rev B including species depth, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance”

These details are included on the Section provided (ref dwng A16201.601) and technical literature (see ZinCo Document) which details the species (six varieties of sedum) at a planting density of 25 plants per sq metre. Watering details and ongoing maintenance provision is outlined in this document.

The details outlined above are considered to be acceptable.

The accompanying letter to this submission states that the depth of the parapet to the basic roof construction is 350mm. This provides an adequate depth to contain the green roof build up behind.

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