

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/09/2014	
		N/A		<b>Consultation Expiry Date:</b>		11/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Christopher Heather				2014/5101/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
18 Stephenson Way London NW1 2HD				See draft decision notice			
<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 green roof, as required by condition 4 of planning permission ref 2013/0666/P (dated 05/04/13)							
<b>Recommendation(s):</b>		Approve with no conditions					
<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>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is on the northern side of Stephenson Way. It is four storeys in height and is in use as office space, with it being historically used as warehousing and storage. It is currently occupied by the applicant. Stephenson Way is to the west of Euston Station, connecting North Gower Street and Euston Street. The buildings vary in height and are in commercial uses. To the rear of the site is a small cul-de-sac, and there is a hotel use which fronts Euston Street but backs onto this cul-de-sac. The site is not within a conservation area and is not a listed building, but it is in the area identified as being within the Euston Growth Area.

## Relevant History

**April 2013:** Planning permission (Ref: 2013/0666/p) granted for "Erection of roof extension at fourth floor level with plant enclosure at roof level and associated alterations to include new front entrance and the enlargement of 2 x existing windows to front elevation, replacement of windows to north and south elevations and creation of new rear entrance in connection with offices (Class B1)".

## Relevant policies

### LDF Core Strategy and Development Policies

CS13 (Tackling climate change through promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)  
CS16 (Improving Camden's health and well-being)

DP22 (Promoting sustainable design and construction)  
DP23 (Water)  
DP24 (Securing high quality design)  
DP32 (Air quality and Camden's Clear Zone)

## Assessment

Condition 4 is:

*Prior to commencement of the relevant part of the development a plan showing details of the green roof including species, planting depth, 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 shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.*

The applicant has submitted drawings showing the detail of the green roof, and information to the species involved and the maintenance programme. There is a great deal of detail, which is considered acceptable.

**Recommendation:** Approve details