

Richard Davies  
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28 Elliott Square  
London  
NW3 3SU

Application Ref: **2014/4504/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

24 October 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Garden Flat**  
**38 Elsworthy Road**  
**London**  
**NW3 3DL**

Proposal:

Variation of condition 3 (approved drawings) to extend projecting canopy to side of extension pursuant to granted permission reference 2012/4384/P dated 24/10/12 for; erection of conservatory and residential outbuilding within garden at rear of existing flat (Class C3).

Drawing Nos: ELS-P2-GA-01, ELS-P2-GA-04, ELS-P2-GA-01, ELS-AP-GA-04, ELS-AP-GA-03.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 **REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans: ELS-P2-GA-01, ELS-P2-GA-04, ELS-P2-GA-01, ELS-



AP-GA-04, ELS-AP-GA-03.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 2 The proposed variation shall be approved subject to a green roof being installed. the submission of details of the green roof including species, 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 an initial 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 and maintained in accordance with the approved scheme of maintenance.

Reason:

To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that this permission relates only to the changes highlighted on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 24/10/2012 under reference number 2012/4384/P, and is bound to all other conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment