

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5738/P	Peter Zenneck	1A Doughty Mews	06/10/2014 21:29:36	OBJLETTE R	Ms. Karen Scarisbrick

6 October 2014

Re: Application to Remove Condition of Planning Permission 2012/5486/P

Dear Ms. Scarisbrick,

I am writing to lodge an objection to the removal of the condition of planning permission at 21 John Street (WC1N 2BF) – removal of green roof at third floor level.

As you are well aware, 21 John Street received planning to allow change of use from office to residential. Part of the condition was there would be a green roof on the third floor (and not a terrace). In the Camden officer's report it was written that the green roof was linked to sustainability matters and that the adoption of a green roof "was considered necessary to align with this adopted policy" [Section 6.53 of the report].

In Section 6.51 of the same report, the writer specifically reported "The area at third floor is proposed to be altered to be largely covered by a green roof". Furthermore, it was also reported "owing to the relatively open nature of these spaces it is considered necessary to denote a condition specifying these areas of flat roof will not be permitted to be used as roof terraces." It was surprising to me that in June 2014 we were invited to comment on planning application wherein the owner of 21 John Street requested that the third floor roof be turned into a roof terrace. It is my understanding that this was approved by Camden despite what was written in the officers report in 2012.

Needless to say there is big difference in contribution to the eco system of a green roof where flora and birds are undisturbed versus a residential roof terrace disturbing the birds and bees not allowing them to feed from the flowers and grasses.

I live in a new build residential home at 1A Doughty Mews (across Roger Street from the applicants build). I too had a condition of planning to construct a green roof. I am proud to say that we have two green roofs (as well as bird boxes) and they are flourishing. It is a series of green roofs that will create the environment for birds and bees to thrive. My green roof should be one of a series. If you allow 21 John Street to eliminate their green roof then you put a burden on my small green roof area.

I object for the reasons mentioned above. A green roof was a promise made by the developers (as highly recommended by Camden). Please do not allow the developer to renege on their promise to the environment leaving my green roof as the only one in the immediate area. I invite you to see our green roof and judge for yourself how it is part of what should be a system of which 21 John Street is integral.

Sincerely,

Peter Zenneck