

Delegated Report		Analysis sheet		Expiry Date:		05/11/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Obote Hope				2014/5708/P			
Application Address				Drawing Numbers			
38 Elsworthy Road London NW3 3DL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Discharge of conditions 4 (materials for all windows and external doors), 5 (green roof and species details) granted under reference 2012/4384/P dated 24/10/12 for: Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3).							
Recommendation(s):		Grant Approval of Details					
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:	N/A						
CAAC/Local groups comments: <small>*Please Specify</small>	N/A						
Site Description							
The property is a lower ground floor garden flat located mid-terrace on the northern side of Elsworthy Road. The host building has three upper floors and attic space which is divided into flats. The property is located within the Elsworthy Conservation Area and is considered to be a positive contributor. The property is not listed.							

Relevant History

2014/0997/P - Variation of condition 3 (development in accordance with approved plans) for planning permission (2012/0997/P) for: Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3), namely the increased in height of the rear outbuilding by from 2.8-2.9m to approximately 3.3m. **Granted** 25/04/2014

2014/4504/P - 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). **Granted** 25/09/2014

2012/4384/P - Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3) **Granted** 24/10/2012.

PE9800189R1 - Erection of a single storey rear glazed conservatory – **Granted** - 30/07/1998

EN14/0640 - Not in accordance with approved scheme. Case remains opened

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

Assessment

1.0 Proposal:

1.1 The application relates to approval of details pursuant to condition 4 (windows and external doors), 5 (green roof), to planning permission 2012/4384/P granted on 24th October 2012 for the *Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat.*

The specific conditions are stated below:

Condition 4 stated:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of materials of all windows and external doors.

The applicant has provided photographs along with the site visit and plans submitted with the original planning application in 2012 throughout the site. The aluminium sliding door to the rear as far as the fenestration goes, is of high quality and elegance. This has been reviewed by the Councils design officer who is satisfied that it fulfils the requirements of the condition.

Condition 5 stated:

Prior to the first occupation of the building a plan showing 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 prior to first occupation

and thereafter retained and maintained in accordance with the approved scheme of maintenance.

The applicant has provided details of the proposed living roof. The development would use a Lindoum Biodiverse Mat – sown mixture Green Roof System which would be sedum roof. The plan also notes the maintenance plan for the roof and the tree officer suggest that The proposed green roof is acceptable and is considered to be sustainable. Futhermore, the sedum roof such as this requires very little maintenance only a cut a year during Autumn. The details have been reviewed by the Council's trees officer who is satisfied that it fulfils the requirements of the condition.

Recommendation: Grant approval of details

Conclusion:

In this instance, all of the above conditions for the original decision have been considered acceptable and therefore the conditions can be discharged.