

Ms Fatima Gholizadeh
Stephen Davy Peter Smith Architects
Fanshaw House
London
N1 6HX
United Kingdom

Application Ref: **2015/3320/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
122 Merlin House
Kilburn High Road
London
NW6 4HY

Proposal:
Details of green roof required by Condition 4 (Green Roof) of planning permission 2015/0075/P dated 27/03/2015 (Erection of first floor roof extension).

Drawing Nos: 1416 (PL) 04-02 Proposed Green Roof Details, 1416-XF301-sedum-blanket-technical-summary, 1416 Bauder Extensive Green Roof Maintenance Plan. Emails dated 10 July and 22 July 2015.

The Council has considered your application and decided to approve details.



Informative(s):

1 Reason for granting.

The proposal includes both a Bauder Sedum blanket and SDF mat. The submitted details satisfactorily demonstrate that the green roof is suitably designed and secures measures for on-going maintenance. The blankets consisting of Sedum Blanket thickness of 28mm and the SDF Mat thickness of 20mm. The green roof will improve the biodiversity value of the site.

The proposal is a light green roof build up. The feasibility of intensive green roof has been undertaken by the applicants, which concluded it would not be suitable due to loading on the existing structure. A deeper type of green roof would raise the height of the parapet by approximately 150 to 200mm. The chosen the XF301 Sedum blanket to avoid such height gain, which would result in modifying the elevations appearance. It would be maintained in accordance with the manufacturer's recommendation.

As such, the proposed details are in general accordance with policies CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.10, 7.4 and 7.6 of the London Plan March 2015; Consolidated with alterations since 2011; and chapters 7 and 10 of the National Planning Policy Framework.

2 You shall be aware that all of the conditions from planning permission 2015/0075/P dated 27/03/2015 have now been discharged.

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