

Mr Darren Jolley  
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Application Ref: **2015/4894/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

3 December 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Site at 264-270 Finchley Road**  
**London**  
**NW3 7AA**

Proposal: Details required by condition 7 (Green Roof) of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).  
Drawing Nos: A(00)00 (Site Location Plan); PL-11 Rev B; BMD.15.020.DR.804 Rev C; Green Roof Specification and Maintenance (ref: BMD.15.020.SP.001) dated October 2015.

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

Informative(s):

- 1 Reason for approving the details.

The proposal is considered acceptable following revisions to significantly increase the coverage of the green roof to the main roof of the approved building.

The proposed substrate is to be of a depth of 150mm to support the roots of the plants once they are fully established.

The submissions includes a 5 years maintenance programme and ensures that the



roof surface is not trafficked other than essential roof maintenance for the first 12 months after planting, in which in the absence of a British Standard, green roof systems would conform to the German FLL standards.

All operations as confirmed within the submissions would be carried out by a qualified landscape contractor in line with the best practice methods for the works.

The green roof will improve the biodiversity value of the site and is considered acceptable by the trees and landscape officer.

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 The applicant is advised that the following conditions associated with planning permission 2014/3327/P dated 31/03/2015 require the submission of further details: 3 (samples) and 8 (piling).

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