

04.12.15

For the attention of Planning Officer Jenna Litherland
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Jenna,

RE : **Approval of details reserved by condition following grant of planning permission (Ref: 2011/5122/P) for the proposed development at:**
ADDRESS: **Land at Cobden Junction, Greater London House, Hampstead Road, London, NW1 7QY.**

Further to our on-going consultation, please find enclosed our application for the *Approval of details reserved by condition following grant of planning permission* for condition 5 as it appears in the letter of consent for planning dated 6th August 2012 (Ref: 2011/5122/P). Both the application and all supporting documentation have been submitted online via the Planning Portal. Please accept our apologies for the delay in submitting this application; we were waiting for updated detail information from the supplier that reflects changes to the design proposal.

We have tried to develop a scheme as far as possible in line with Tree Officer Nick Bell's comments having provided him with possible Sedum blanket green roof options. We also enquired as to the correct information needed in order to complete this application which included:

- A list of species and numbers / planting densities (minimum 10 recommended).
- Sectional drawings detailing substrate type and depth, waterproofing, drainage layer, insulation.
- A maintenance plan to demonstrate that the roof will be sustainable.

As such, the following information is included within this application:

- A copy of the completed application form submitted online via the Planning Portal.
- An application fee of £97.00 submitted online via the Planning Portal.
- A copy of the planning approval Ref: 2011/5122/P (dated 06/08/12).
- A copy of the planning approval Ref: 2013/4635/P (dated 23/01/14).
- A copy of the following Vivendi Architects proposed drawings and details:

1288-P02-02-P3	Proposed Roof Plan (Approved Planning Drawing)	(Con. 5)
1288-AD02-02-P1	Proposed Roof Landscape Plan	(Con. 5)
1288-AD-DT-01-P1	Proposed Green Roof Details	(Con. 5)

- Supporting Product Literature documentation (by others) including:

- BAUDER

- o *Green Roof Specification* (Con. 5)
- o *Waterproofing Specification* (Con. 5)
- o *Tapered Insulation Drawing* (Con. 5)
- o *Technical Data Sheet* (Con. 5)
- o *Watering Requirements* (Con. 5)
- o *Sedum Blanket Establishment* (Con. 5)
- o *Sedum - Species In Current Blankets* (Con. 5)
- o *Maintenance Plan* (Con. 5)

We propose a Sedum blanket green roof with a mixture of up to 11 varieties of seed mixture. Nick Bell expressed a preference for a more biodiverse roof. After consultation with the green roof specialist however, it was advised against this since the roof is too small. A biodiverse roof requires a further 500mm perimeter to that already allowed which will reduce the size of the green roof from 53m² down to 38m². Given the orientation of the building and its close proximity to the tall GLH, very little light will get to the green roof. In addition, a Sedum green roof was approved under planning application REF: 2011/5122/P. We have also made no provision for an irrigation system required for a biodiverse roof, and the structural loadings of a biodiverse roof cannot be accommodated (which require loadings in excess of 150kg p/m²).

DETAILS RESERVED BY CONDITION

CONDITION 5

Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason:

In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Supporting Narrative:

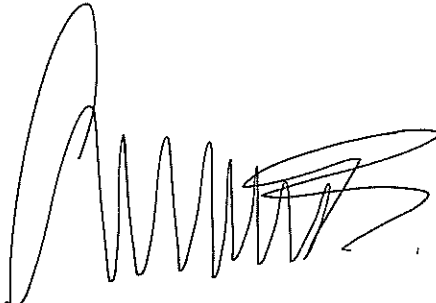
The proposed scheme incorporates a Bauder Extensive Green Roof and associated waterproofing system, as outlined within our Product Literature document, and on Vivendi Architects drawings 1288-AD02-02-P1 and 1288-AD-DT-01-P1.

The landscaping finish is to be a pre-cultivated Sedum vegetation blanket on a concrete deck substrate. A detailed outline of the genera and plant types to be used are also outlined within the Product Literature document

We trust the enclosed drawings and supporting literature and information are sufficient for the approval of details and discharge of planning conditions.

Again we thank you for your guidance and co-operation with the application; we trust the application is in satisfactory order and if you have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'George Kythreotis', written over a large, stylized, abstract scribble.

George Kythreotis