

Mr Natalia Nowak
Elevations Ltd
55-57 Maygrove Road
London
NW6 2EE

Application Ref: **2015/6120/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

11 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2 Hillfield Road
London
NW6 1QE

Proposal:
Details of the green roofs required by condition 2 of planning permission 2007/6306/P dated 19/02/2008 (for the conversion of 2x flats to 2x houses with extensions including basement)

Drawing Nos: Sedum Green Roof Maintenance (dated 31.10.2015); LiveRoof Lite Hybrid Modular Extensive Sedum Green Roof product literature; LiveRoof Lite Hybrid Modular Extensive Sedum Green Roof installation details; Green roof section drawing at 1:20.

The Council has considered your application.

1 Reasons for granting permission

The details submitted to discharge condition 2 include details of the species (a mix of Sedum album 'coral carpet', Sedum album 'murale', Sedum lydium, Sedum acre, Sedum sexangulare, Sedum hispanicum 'minus', Sedum spurium 'fuldaglut',



Sedum florferum, Sedum kamtschaticum, Sedum hybridum 'immergrunchen', Sedum reflexum); details of the planting density (minimum 90% plant cover in a specially designed tray); details of the substrate (the sedum plants are grown in a volcanic growing medium/substrate held within the tray with a depth of approximately 80-90mm); and details of a programme of ongoing maintenance (temporary irrigation for 6-8 weeks, 3-4 times a week until plant material is established, followed by 2 maintenance visits in the first year and 1 per year thereafter); and a section drawing at 1:20.

The submitted details illustrate that adequate depth is available in terms of construction and long-term viability of the green roof and the product literature also indicates long-term functionality and longevity of the green roof.

The condition requires the details to be submitted and approved prior to the commencement of works. Whilst the works to convert and extend the building have commenced, work on the green roofs has not and therefore the condition can be discharged.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 5.1, 5.2, 7.4 and 7.6 of the London Plan 2015; and the provisions of paragraphs 14, 17, 56-66 and 93-108 of the National Planning Policy Framework 2012.

- 2 You are advised that no other conditions relating to 2007/6306/P or 2007/2996/P need to be approved.

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