

Mr Stephen Rickhards  
Burke Rickhards Ltd  
Devcor House  
91 North Hill  
Plymouth  
PL4 8JT

Application Ref: **2016/3436/P**  
Please ask for: **Nick Bell**  
Telephone: 020 7974 **5939**

24 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**3 Eyre Street Hill**  
**London**  
**EC1R 5ET**

Proposal:

Details of green roof required by condition 5 of planning permission granted on 18/01/2010 (ref: 2012/5362/P for the renewal of planning permission granted on 18/01/2010 (ref: 2009/3638/P) for the erection of a roof level extension and provision of residential accommodation (Class C3)).

at second, third and newly created fourth floor level to provide seven self-contained flats (2x1 bed, 2x2 bed, 2x3 bed and 1x4 bed units); change of use of the upper ground floor from one self-contained residential unit to office use (Class B1) and provision of office (Class B1) accommodation at lower ground and first floor level and associated alterations.  
Drawing Nos: 2156/SK035, 2474 M12c, Green Roof Maintenance Plan

The Council has considered your application and decided to grant approval of details

Informative(s):



1 Reasons for granting approval of detail:

The details are considered sufficient to demonstrate that the green roof will be sustainable due to the depth of substrate and the maintenance plan that has been submitted. The green roof is considered to enhance the biodiversity of the area.

No objections have been received prior to making this decision. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

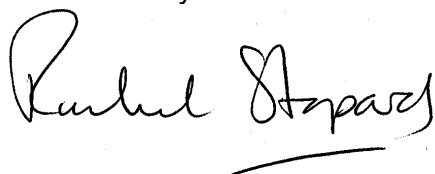
As such, the proposed development is in general accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities