

Mr Michael Lynas
Lynas Smith
1F Mentmore Terrace
London
E8 3DQ

Application Ref: **2016/1544/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Holmes Road
London
NW5 3AN

Proposal:
Details of green roof in relation to condition 8 of planning permission 2015/3131/P, dated 28/01/2016, for; Erection of a three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.
Drawing Nos: Lynas Smith PC 8 Green Roof REV04.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval.

Condition 8 (Green roof) - The proposed green roof specifications are considered to be acceptable. The roof has been revised to provide a deeper substrate and replace a sedum blanket with a wildflower seed mix providing more diverse planting which varies between 80-150mm. Sufficient information has been



submitted to demonstrate that the roof will be sustainable, in line with the submitted maintenance plan. The proposed planting is suitable for the site and would enhance the biodiversity of the area.

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 building or streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS13, CS14 and CS15 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.

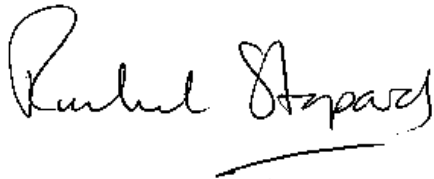
- 2 You are reminded that condition 5 [lifetime homes features and facilities] of planning permission ref. 2015/3131/P granted on 28/01/2016 is outstanding and require details to be submitted and approved.

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

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

Rachel Stopard
Executive Director Supporting Communities