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Dear Sir/Madam

33-37 Parkway, NW1 7PN
Application for Discharge of Conditions 3 (Green Roof) and 4 (Screen to Residential Terrace)

On behalf of the applicant, Mr Nick Capstick-Dale, we are instructed to apply for the discharge of conditions placed upon an existing planning permission.

Planning permission was granted on 21 May 2009 (Ref: 2008/3740/P) for:

Change of use at first and second floor level from ancillary retail (use class A1) to three two-bed residential units (use class C3), including rear extensions at first floor level, extension of the existing retail unit at basement level, a new shopfront to 33 Parkway and associated works

This permission was implemented and all approved works were completed by mid-2010. The properties have continued to be occupied in accordance with the approved details since that time.

A total of 5 conditions were applied to the original permission. This application provides details to discharge **Condition 3 and 4**. This application is submitted to regularise the permission and confirm that the relevant works that were undertaken are fully in accordance with the expected requirements.

In support of this application, in addition to relevant application forms and notices please find enclosed:

- A design document, including relevant drawings and technical specifications, prepared by Latitude Architects; and
- A copy of the relevant decision notice, dated 21 May 2009.

Following the submission of this application via the planning portal, a cheque in respect of the application fee of £97 has been sent separately.

Condition 3 states:

Prior to the first occupation of the new units a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first

occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Significant detail in regard to the form of the green roof was considered by the Council as part of the original application for planning permission. Specifically, technical details of a 'Hydropack' system for building a green roof were seen by officers at the time that the permission was considered and this solution was then used to construct the green roof prior to the occupation of the approved residential units.

This green roof has been in place for more than six years and continues to thrive, as shown in some recent photos that are now being submitted. As such, it is clear that the depth and construction of the green roof has been such that it is viable in the long term.

Full technical specifications, scaled drawings and photographs are set out within the document prepared by Latitude Architects that is now submitted.

The requirements of Condition 3 have therefore been met and can be approved to regularise the permission.

Condition 4 states:

The use of the roof as a terrace at first floor level shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter.

Although there is no specific requirement to have details of this terrace screen signed off, photographs showing the screen that is in place have been submitted now for reference.

I trust that everything is in order. Should you need to discuss this submission further, please do not hesitate to contact me using the details set out at the head of this letter.

Yours faithfully

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Nigel Dexter
Associate