



John Nicholls
Development Management
London Borough of Camden
Camden Town Hall
Argyle Street
London WC1H 8EQ

22 August 2016

Dear Mr Nicholls

108 ST PANCRAS WAY NW1 9NB

Variation to Condition 4.

Further to our recent discussions with respect to Planning Condition 4 (Hard and Soft Landscaping) of the Planning Approval 2013/1570/P, I write to apply for a variation of the wording to this Condition for the following reasons.

The original Condition 4 of the planning approval was made in 2013. It stated that this garden to the rear of 108 St Pancras Way NW1 was to be a 'green roof garden as opposed to a proper garden reinstated back on top of a basement room'. The approved plan clearly identifies that as the intension. This Condition was stipulated to ensure there was sufficient drainage to the green roof garden. Since that time 3 years ago, new products have come onto the market which means that the stated 500mm soil coverage originally stipulated can now be adequately covered in performance with the incorporation of the new product Isola Planton DE40/500 water storage system with 150mm of soil with grass above. Please see the attached manufacturers information for specification and visual details of the product.

The incorporation of Planton DE40 provides an advantage to the long term maintenance of the green roof garden. The Planton reservoir layer allows water to be retained much longer than a natural drain-off from 500mm of soil. This clearly provides for a better landscaped garden over the basement roof. The Planton DE40 layer gives sufficient natural drainage whilst retaining 10 litres per square metre of water storage.

Chartered Architects Interior Designers

The Studio
Partingdale Lodge
Partingdale Lane
London NW7 1NS

t: 020 3115 0098
e: jrpa@johnroweparr.co.uk

By using the Planton DE40 layer system it negates the requirement for 500mm of soil across the open grassed area of the proposed garden. It reduces the grade level and omits the requirement for step access. It further reduces the potential for over-looking into neighbouring gardens and property. For clarity we write to state the proposed re-wording of Condition 4:

Full details in respect of the hard and soft landscaping and means of enclosure for the green roof garden shall be submitted to and approved by the local planning authority in writing. Such details shall include:

- *Details of materials, species, sizes, planting density, and substrate*
- *a statement of the design objectives, including justification of material and species selection*
- *a site specific management plan including an initial scheme of maintenance*
- *location, type and materials to be used for hard landscaping and boundary treatments*
- *details of any proposed earthworks including grading, mounding and other changes in ground levels.*
- *a section at minimum scale 1:20 showing that adequate depth is available in terms of the construction and long term viability*

The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason:

To enable the Council to ensure a reasonable standard of visual amenity in the scheme and to ensure that the roof garden is suitably designed and maintained in accordance with the requirements of policies CS14, and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, and DP24 of the London Borough of Camden Local Development Framework Development Policies.

Yours sincerely

John Rowe-Parr

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