

Mr John Rowe-Parr
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The Studio
Partingdale Lodge
Partingdale Lane
London
NW7 1NS

Application Ref: **2016/4695/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

21 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
108 St Pancras Way
London
NW1 9NB

Proposal:
Variation of condition 4 (hard & soft landscaping) of planning permission 2013/1570/P dated 03/09/2013 for a two storey rear extension and excavation to create a rear basement level extension of dwelling house (Class C3), namely to reduce the thickness of the substrate and to require details of green roof.
Drawing Nos: Justification Statement dated 22nd August 2016

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision condition 4 of planning permission granted on 03/09/2013 under reference number 2013/1570/P shall be replaced by the following condition:

REPLACEMENT 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.

Informative(s):

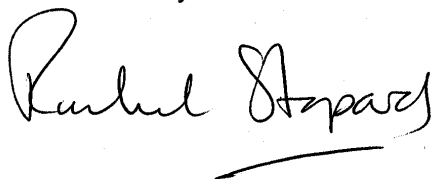
- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of planning permission 2013/1570/P is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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



Executive Director Supporting Communities

Rachel Stopard
Executive Director Supporting Communities