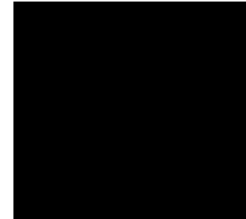


06 Dec 2016



Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG



Dear Sir/Madam

**Linton House, 39-51 Highgate Road, NW5 1RT**  
**Application for Discharge of Conditions 2 (Photovoltaic Cells) and 3 (Green Roof)**

On behalf of the applicant, Linton Property Developments Ltd, we are instructed to apply for the discharge of conditions placed upon an existing planning permission.

Planning permission was granted on 3 February 2016 (Ref: 2015/6513/P) for:

*Variation of condition 2 (development in accordance with approved plans) of planning permission 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014 (for an additional floor at roof level to provide 7 residential flats and a ground floor extension to provide an entrance, cycle and refuse storage), to allow the following- expansion of approved roof level extensions and raising the existing parapet of the building, amended mix of residential units to provide 1x1 bed, 3x2 bed and 3x3 bed units, external alterations at ground floor level, alterations to the roof level terraces, sedum roof and plant equipment, and the introduction of winter garden structures at roof level.*

This permission was an amendment to a previous planning permission Ref: 2013/3494/P (granted on appeal under ref: APP/X5210/A/13/2207697) dated 3 March 2014, which had already been amended previously under ref: 2015/1627/P granted 5 November 2015.

Relevant conditions have been discharged against each of the earlier permission and amendment. In granting the most recent amendment (Ref: 2015/6513/P), a total of 4 conditions were applied. This application provides details to discharge **Condition 2 and 3**.

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

- Relevant drawings which confirm the intended layouts of both the PV cells and the green roof, prepared by CSA;
- Details of proposed PV installation and CO2 reductions
- Illustrative details of the technical make up of the proposed green roof, prepared by CSA;
- A written statement setting out the proposed species and technical make up of the green roof, prepared by CSA; and
- A copy of the relevant decision notice dated 3 February 2016.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.  
Registered office: 33 Margaret Street, London, W1G 0JD



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

Condition 2 states:

*Prior to the first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.*

Technical requirements of the PV cells and how their output is fed into individual flats has led to these being placed upon the roof of the winter garden level, where the original proposal had been for these to be placed upon the main roof of the building. The subsequent approval of the winter garden element has allowed for this change.

The sectional drawings provided clearly show that the effect of placing the PV cells upon the winter gardens roofs is minimal in terms of impacts upon long views of the site. Indeed, the impact is still considerably less than that of the mobile phone communications tower that had previously sat on the building's roof prior to its redevelopment.

A further benefit of relocating the PVs from the original location on the main roof is that it allows for a large proportion of this space to be dedicated towards provision of the green roof elements instead (as discussed further below).

The documentation provided also confirms that the renewable and low carbon technologies employed have a CO2 reduction greater than 20%.

Full details of the installation of a meter have been provided as requested.

Condition 3 states:

*Prior to the first occupation of the building 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 a 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.*

The general intentions for the content of the green roof have been discussed with officers through the life of earlier applications for development on this site. The final details now proposed follow the general lines that were previously discussed with officers.

The overall make up of the green roof will be 100% vegetation cover, split between Sedum Blanket on 80mm substrate (60%) and biodiverse plug planted areas on 100-150mm substrate (40%). The sedum achieves the target of keeping the roof green all over the year (the sedum will blossom as well in spring time) whilst the plug plants offer increased biodiversity and a range of native species within the roof covering.

As previously approved, the areas of green roof were spread across the entirety of the roof but only in narrow strips and sections. Subsequent design developments have confirmed that these strips would have to be narrowed even further due to building regulation requirements on depths of fire break margins around such landscaping.

The reality therefore is that these areas would be extremely limited and their contribution to biodiversity would be extremely limited to the point of being negligible.



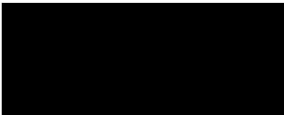
To improve this situation, it is now proposed to consolidate the green roof into a single area at the southern end of the roof. This space was previously proposed as the location of the PVs panels which (as discussed above) are now being relocated to the roof of the winter garden structures.

The result is a much enhanced green roof area that it is considered will make an increased contribution to biodiversity relative to the previously proposed layout.

All other parts of the roof that were previously proposed to form part of the green elements will remain inaccessible to residents – the approved terrace areas will not be altered.

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

Yours faithfully



Charlotte Orrell