

Tuesday 7th February 2017

Delivered by Planning Portal

Fergus Freaney
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Mr Freaney,

SITE REFERRED TO AS GARAGES TO THE SOUTH OF 27A WEST END LANE, LONDON NW6 4QJ

SUBMISSION OF DETAILS PERSUANT TO CONDITION 10 (LIVING ROOFS) OF PLANNING PERMISSION 2016/5031/P

On behalf of StreetPlot Ltd, please find enclosed the following information which is being submitted in relation to the full discharge of Condition 10 of the above planning permission;

- Signed and completed application form;

The following drawings prepared by StreetPlot Ltd;

- Location Plan, 1:1250 @A4;

The following documents prepared by Optigreen Roof Greening;

- Detailed Maintenance Plan;
- Living Roof Detail Section, 1:5@A4;
- Planting Detail Specification

The application has been submitted to Camden Council online via Planning Portal. A payment of £97 in respect of the application fee has been paid via the online portal.

The development permitted by planning permission 2016/5031/P is as follows:

“Demolition of the existing eight garages and the erection of a two to three storey terrace of 3x3bed townhouses (Class C3) and associated landscaping.”

Condition 10 states:

“Prior to commencement of development full details of a biodiverse, substrate-based living roof shall be submitted to and approved in writing by the local planning authority. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used. C. a section at a scale of 1:20 showing substrate depth average 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plus per m2. The

development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied."

The document 'Living Roof Detailed Maintenance Plan' provides details of the care schedule and maintenance plan. The drawing 'Living Roof Detail Section' details the living roof at 1:5 showing the construction and the materials and the substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm. The 'Planting Detail Specification' and the 'Living Roof Detail Section' show the full planting details including species and confirm planting of at least 16 plugs per m2.

We trust the accompanying details are acceptable to enable the full discharge of Condition 10. If you have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Broadbent', with a stylized flourish at the end.

Paul Broadbent

Director, Architect RIBA

paul@streetplot.co.uk