

Mr Miguel Rosique
innes associates
6-8 Cole Street
London
SE1 4YH

Application Ref: **2017/1259/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

27 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**75 Bayham Street
LONDON
NW1 0AA**

Proposal: Details of Green Roof required by condition 4 of planning permission ref: 2015/6036/P dated 26/4/16 for the Conversion of B8 to B1, extension at rear at first floor level, extension of roof to create an additional floor space at second floor level to the rear of building and excavation of basement. Replacement of front doors and windows on the west elevation dated 26/04/2016.

Drawing Nos: 1030_21_P3_[MMA], 1306RevT1, Green roof-Blacdown details sheet, Q37 Green roof spec sheet, Sedum Plug Plan details dated 11April17, Greenroof maintenance sheet, Wild flowers and Grass Seed sheet August 16.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting approval of details.

The applicant has submitted details of the green roof.

A species list of the proposed wildflowers to be sown as seed and a site specific maintenance plan have been submitted along with the manufacturers



recommendations for maintenance.

The proposal is considered to be of a high quality scheme with suitable substrate depths, plant species, numbers of plant species and adequate maintenance scheme for the relevant elements of the scheme to be sustainable. The proposed roof build up and species are considered to enhance the biodiversity of the site and are acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the streetscene, on the character of the area or on neighbouring amenity. As such the condition can be fully discharged.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies, DP23 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all pre-commencement conditions of the above parent permission which require details to be submitted and approved have now been discharged.

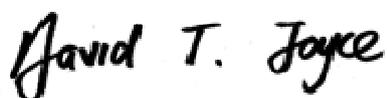
You are reminded of the need to erect the privacy screen prior to first use of the terrace, in accordance with condition 5.

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



David Joyce
Director of Regeneration and Planning