

Mr Charlie Martin
27 Marquis Road
London
NW1 9UD

Application Ref: **2017/1484/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

28 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
27 Marquis Road
London
NW1 9UD

Proposal:

Details of green roof required by condition 3 of planning permission 2016/5917/P dated 10/01/2017 (for the erection of single storey outbuilding in the rear garden).

Drawing Nos: Drawing 11 Cross Section of Green Roof; Planning Application Statement 2016/5917/P 27

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

Informative(s):

- 1 Condition 4 (Green roof) - The proposed green roof specification is considered to be acceptable. The substrate is of an adequate depth and sufficient information has been submitted to demonstrate that the roof will be sustainable, in line with the submitted maintenance plan. The proposed planting is suitable for the site and would enhance the biodiversity of the area.

The full impact of the proposed development has already been assessed. The



proposed details would not have a harmful impact on the appearance of the host buildings or streetscene, or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies A2, CC2 and D1 and of the Camden Local Plan Submission Draft 2016. The proposed development also accords with Policies 5.1, 5.2, 7.4 and 7.6 of the London Plan 2015; and the provisions of paragraphs 14, 17, 56-66 and 93-108 of the National Planning Policy Framework 2012.

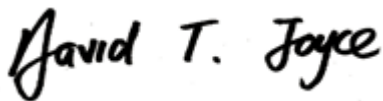
- 2 There are no outstanding conditions to be discharged in connection with planning permission 2016/5917/P granted on the 10/01/2017.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning