

Mr William Pottinger  
Savage & Pottinger Design  
11 Eton Garages  
London  
NW3 4PE

Application Ref: **2017/1920/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**65 Gray's Inn Road**  
**London**  
**WC1X 8TL**

Proposal:  
Details of green roof required by condition 4 of planning permission ref: 2016/2771/P and details of new door opening required by condition 3 of planning permission ref: 2016/3105/L, both granted on 11/01/2017 for the creation of 1st floor rear terrace and new access door.

Drawing Nos: 1516/DOC/01r1

The Council has considered your application and decided to grant permission

#### **Informative(s):**

1 Reasons for granting approval:

Details have been provided of the new green roof required by condition 4 of planning permission ref: 2016/2771/P. Although a sedum roof is of lower biodiversity value than alternative options, it is considered acceptable given the fact



that a deeper substrate would require structural alterations to the listed building. The Council's Tree & Landscape Officer has assessed the details and confirmed they are acceptable.

Detailed drawings have also been provided of the new door opening required by condition 3 of listed building consent ref: 2016/3105/L. The Council's Conservation Officer has confirmed the proposed details are acceptable and preserve the character and appearance of the host listed building.

The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy; policies DP22, DP23, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies; and policies A3, CC1, CC3, D1 and D2 of the Camden Local Plan Submission Draft 2016.

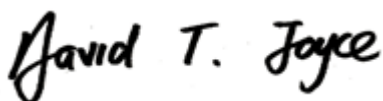
You are advised that all conditions relating to planning permission and listed building consent granted on 11.1.17 (refs 2016/2771/P and 2016/3105/L), which need details to be submitted, have been approved

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