

Mr Jean-Jacques Lorraine
The House
Lissenden Gardens
London
NW5 1ND

Application Ref: **2017/3816/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The House
Lissenden Gardens
London
NW5 1ND

Proposal:

Details of green roof required by condition 4 and sample materials required by condition 7 of planning permission ref 2016/6238/P (dated 17/03/2017) for the erection of single storey roof extension; single storey rear extension to the north east corner; 1st floor infill extension to the east elevation; and installation of new window to ground floor front elevation.

Drawing Nos: EXT INS 1-2, Bauder extensive green roof systems maintenance procedure, Bauder technical data Sheet, and Timber cladding and red metal cladding detail sheets.

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

Condition(s) and Reason(s):

Informative(s):



1 Reasons for granting permission.

The details submitted for the green roof include detailed drawings, technical data sheet and a maintenance schedule. The details illustrate adequate moisture retention, species diversity and a suitable maintenance plan. The proposed green roof is considered to be suitable for the site and to enhance the biodiversity. The proposed build up matches an existing green roof which has established well and is thriving.

Sample panels have been provided demonstrating the proposed finishes and materials of the approved roof and second floor extensions. A combination of red metal and timber cladding is proposed which are considered to be of an acceptable quality and satisfactorily respond to the design of the development and the area.

The submitted details are considered to be acceptable to discharge conditions 4 and 7 of planning permission 2016/6238/P dated 17/03/2017.

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

As such, the proposed details are in general accordance with policies D1, D2 and A3 of the Camden Local Plan.

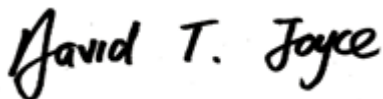
2 You are advised that all conditions relating to planning permission granted on 17/03/2017 (ref: 2016/6238/P) which need details to be submitted, have been approved.

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



David Joyce
Director of Regeneration and Planning