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49 Cedar Rise  
Southgate  
London  
N14 5NJ

Application Ref: **2017/2536/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

25 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**97 Camden Mews**  
**LONDON**  
**NW1 9BU**

#### **Proposal:**

Details of green roof and solar PV panels details in relation to conditions 14 and 15 respectively of planning permission (2016/3638/P) dated 17/01/2017 for change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses.

Drawing Nos: BR-113DMW, BR112DMW, DET105, Biodiverse Plug-Plant & Seeded System (type SGBD05) Date: 19th July 2017, Eco Green roof brochure, K2 systems panel data sheet, LG Leon02 solar panel data sheet, Documents by SkyGarden: 12 Month Maintenance Plan Biodiverse Green Roof System, , Biodiverse Habitats Pack BDH/SP1, Protection Fleece PL01, Filter Fleece FF01, Biodiverse Mix Substrate SBBD100, London Wildflower Seed Mix VGSDLW02-NS, Sedum Plugs VGPL20, Bio-diverse specification sheet.

The Council has considered your application and decided to grant permission.

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.

The submitted details are considered to be acceptable to discharge conditions 14 and 15 of planning permission 2016/3638/P dated 17/01/2017.

The details for the solar PV include plans showing the location and extent of photovoltaic cells to be installed on the building and the included measures such as a meter to monitor the energy output from the system. The panels would be installed on all available space on the uppermost roof of the building and orientated to maximise solar gain. Technical details and manufacturer's specifications of the panels and associated equipment has been submitted.

The Council's Trees/landscape and Sustainability Officers have reviewed the details and considers that the details are in accordance with the wording of the conditions and that they can be satisfactorily discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Both the solar PVs and the green roof are considered to be acceptable additions to the host building and would preserve the character and appearance of the area.

As such, the proposed details are in general accordance with policies T1, D1 and A3 of the Camden Local Plan.

- 2 You are advised that from the parent permission above, the following conditions would be required to be discharged prior to commencement/occupation; 5 (Maximum internal water use), 11 ( Sustainable design principles and climate change adaptation measures), 17 (a-b Ground investigation) , 18 (A Pre-Demolition Asbestos Survey).

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning