

Mr Thomas Griem
TG Studio
10 Rathbone Place
London
W1T 1HP

Application Ref: **2017/6984/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

14 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
35 Flask Walk
London
NW3 1HH

Proposal: Submission of green roof details as required by condition 4 of 2017/1328/P (dated 08/09/2017) for the 'alterations to dwelling including the extension and alterations to rear garden annex; construction of a covered walkway in the garden courtyard; and replacement boundary treatment'

Drawing Nos: A-512; Wallbarn M-Tray Modular roof product specification (2017); Wallbarn Sedum species specification (2017); Wallbarn Maintenance Schedule.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission

The full impact of the extent of the proposed development has been previously assessed. The principle of the green roof was already assessed and approved as part of the parent application. The requirements of this condition therefore relate purely to the submission of details of the green roof construction, species and



maintenance in order to ensure that the feature is suitably design and maintained.

The applicant has submitted full details of M-Tray modular green roof system by Wallbarn Ltd. The submitted details demonstrate that the roof would be extensive and biodiverse, and constructed in a matter that would ensure its sustainability. A maintenance schedule has also been submitted to demonstrate that once installed, the roof would receive due upkeep. The Council's Trees and Landscaping officer confirmed the acceptability of the submitted details. It is therefore considered that submitted details are adequate to discharge condition 4.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the grade II listed building and the Hampstead Conservation Area, under sections 16 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

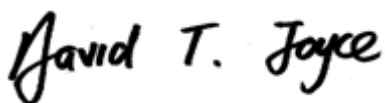
- 2 You are reminded that condition 5 (Tree Protection Measures) of planning permission 2017/1328/P (dated 08/09/2017) remains outstanding and requires details to be submitted and approved.

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