

Application ref: 2018/1312/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 22 May 2018

Development Management
Regeneration and Planning
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Bryan Connor Associates Limited
The Cottage
2 Tregaron Avenue
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N89EY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
62B Highgate Road
London
NW5 1PA

Proposal:

Details of green roof required by condition 4 and details of all the windows required by condition 5 of planning permission (ref: 2014/6625/P) granted on 08.04.2015 for the erection of a single storey roof extension with balcony (fronting Highgate Road) on existing 1st floor flat roof of residential dwelling.

Drawing Nos: 1803 - 04 REVA, 1803-05 REVA, SK 02 dated 13/03/2018, Blackdown green roofs modular system no date, Blackdown green roofs system and Blackdown green roofs installation guidelines.

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

Informative(s):

1 Reasons for granting approval of details:

The applicant has submitted details of the green roof in accordance with condition 4.

A species list of the proposed Sedum seeds to be sown and a site specific

maintenance plan have been submitted along with the manufacturers recommendations for maintenance.

The proposal is considered to be of a high quality scheme with suitable substrate depths, plant species, variety and an adequate maintenance scheme for the relevant elements of the scheme to be sustainable. The proposed roof build up and species are considered to enhance the biodiversity of the site and are acceptable.

Condition 5 requires details of windows at scale of 1:10 including (including jambs, head and cill), ventilation grills and external doors.

The proposed roof window would be double glazed timber framed with grey aluminium head drip and grey aluminium bottom rail. The details are considered acceptable and would accord with planning policies DP24 and DP25 of the LDF.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the streetscene or the character of the area. As such the condition can be fully discharged.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies, DP23 and DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

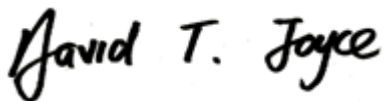
- 2 You are advised that all conditions relating to planning permission 2014/6625/P granted on 08.04.2015 which need details to be submitted, have been approved.

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