

Application ref: 2018/1459/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 14 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Jamie Fobert Architects  
Rochelle School  
Arnold Circus  
London  
E2 7ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**1 Fitzroy Road**  
**London**  
**NW1 8TU**

Proposal: Details of the green roof as required by condition 4 of planning permission 2016/3597/P dated 08/11/2016 (Amalgamation of two residential units (Class C3), demolition and replacement of existing side extension with a new side/rear extension, extension of lower ground floor and provision of a basement level with rear lightwell and associated alterations and landscaping).

Drawing Nos: Q37 Architectural Specification Green roofs Rev B 080917 dated 2nd of May 2017; 312\_SF\_105\_F; 312\_SF\_600; Maintenance Plan dated 24/04/2018; Lindum Wildflower Mat Specifications.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted under application ref 2016/3597/P dated 08/11/2016 for various alterations, to include a side and rear extension, with a green roof of approximately 26sqm.

Details of the green roof submitted show a substrate of 150mm to accommodate an extensive Lindum wildflower green roof. The green roof vegetation would include a planting mix of various species (such as Hypochaeris Eadicata, Allium Schoenoprasum, Anthemis Tinctoria), which is considered appropriate.

Due to the proposed generous substrate depth it is considered that the green roof would evolve to a natural balance, which would be closely monitored in accordance with a secured maintenance plan. The submission demonstrates that the green roof will be maintained adequately.

The Council's relevant tree and biodiversity officers reviewed the details and considered that the proposed green roof would be sustainable and enhance the biodiversity of the site. It is therefore considered that condition 4 can be discharged.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed green roof due to its location and nature of development is not considered to cause any significant harm to the amenity of the neighbouring occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of London Borough of Camden Local Development Framework Development Policies.

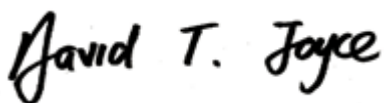
- 2 You are advised that condition 3 of planning permission 2016/3597/P dated 08/11/2016 is outstanding.

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

