

Application ref: 2019/1430/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 10 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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William Russell Architects Ltd  
1a Highgate Business Centre  
33 Greenwood Place  
London  
NW5 1LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**14 Rochester Road**  
**London**  
**NW1 9JH**

Proposal: Discharge of Condition 4 (Specifications for living roof) granted under reference 2018/5346/P dated 10/01/19 for external alterations including erection of single storey side extension at lower ground floor level and part single storey, part two storey rear extension at lower and upper ground floor level.

Drawing Nos: 01.13, 03.14, 03.13, 03.12, 03.10, 03.08, 03.07, 03.15, 14 RR Bauder Sedum Mix, 14 RR Bauder Specification, Bauder Green Roof Maintenance, Bauder XF301 Green Roof Systems

The Council has considered your application and decided to grant approval of details.

Informatives:

#### 1 Reason for granting permission-

Details of the green roof required by 4 condition of planning permission ref. 2018/5346/P dated 10/01/2019 have been submitted. The details include a detailed scheme of maintenance, sections at a scale of 1:5 at A3 with manufacturers' details and full details of planting species and density. Although the Council's preference is for a more intensive green roof with a deeper substrate, the applicant has identified that a deeper substrate would result in a

significantly smaller planted area due to fire regulations. The Council's Tree Officer has reviewed this information and concluded that all the justification for the green roof type is acceptable, and the details that have been provided will enable the green roof to be sustainable and thus the condition may be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision. The full impact of the scheme has already been assessed. The proposal complies with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2018/5346/P granted 10/01/2019 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer