

Application ref: 2019/1361/P
Contact: Emily Whittredge
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Date: 12 September 2019

Development Management
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Allan Rosenberg Architects
19a Nant Road
Cricklewood
LONDON
NW2 2AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21 Rosecroft Avenue
London
NW3 7QA

Proposal: Details of green roof as required by Condition 6 of planning permission dated 07/12/2017 (ref 2017/4629/P) for Erection of rear extensions. Alterations to fenestrations to the side elevation to ground front entrance area. Installation of air conditioning unit to rear garden. Lowering the floor level of the original property by approximately 354mm.

Drawing Nos: ABG Green Roofs, J173/D25 H., J173/D29/D01 C., Schedule of Maintenance (Green Roofs Direct).

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

Informatives:

1 Reason for approving details

Condition 6 of planning permission ref. 2017/4629/P requires that "[f]ull details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences."

The Council's tree officer has reviewed the submitted details including manufacturer's specifications, roof plan and section detail, and is satisfied with the information provided. A detailed schedule of maintenance for the proposed green roof has also been provided. No objections were received prior to making this decision.

As such, the details are in general accordance with policies D1, CC1, CC2 and CC3 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions that require details to be submitted pursuant to planning permission dated 07/12/2017 (ref 2017/4629/P) have been discharged.

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