

Application ref: 2020/0063/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 3 February 2020

Development Management
Regeneration and Planning
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Gianni Botsford Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13 A Pond Street
London
NW3 2PN

Proposal: Details of green roof required by condition 7 of planning permission 2017/6907/P dated 17/12/2018 (for erection of 3-storey dwelling, plus basement including alterations to retained extension (to east of existing cottage) and refurbishment of existing roof terrace, with associated landscaping, following demolition of existing 2-storey cottage.)
Drawing Nos: Danosa Living Roof Systems Maintenance Requirements, Edgeguard Datasheet and 201 400 Rev P.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving the details.

Condition 7 requires full details of the green roof approved on the proposed development together with details of a maintenance plan. The applicant has provided details of the type of green roof, including sections of the substrate which would be of a suitable depth and proposed planting which is considered acceptable. Details of maintenance has also been provided. All details have been reviewed by the Council's Tree and Landscape Officer who considers them acceptable and it is considered sufficient detail has been provided to satisfy condition 7.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the development is in general accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4, 5 and 11 of planning permission 2017/6907/P dated 17/12/2018 are outstanding and require 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 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