

Application ref: 2019/4325/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 3 February 2020

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Bidwells
25 Old Burlington Street
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
3 Leverton Place
London
NW5 2PL

Proposal: Alterations to reduce area of green roof and add parapet to ground floor extension granted planning permission under application 2018/3529/P dated 27/11/2018 for Installation of railings and privacy screens on the flat roof of ground floor rear extension to create a terrace, and installation of green roof on the remaining flat roof, all to single family dwellinghouse.

Drawing Nos: 15 01 100 Rev E; 15 02 11 Rev D; 15 02 101 Rev D.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informatives:

- 1 For the purpose of this decision, condition 3 of planning permission dated 27/11/2018 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location plan; 15 01 100 Rev E; 15 02 100 Rev D; 15 02 101 Rev D; NMA 15 01 100 Rev P5; NMA 15 01 101 Rev P5; NMA 15 01 102 Rev P5; NMA 15 01 103 Rev P5; 15 02 100 Rev C4; 15 08 802 Rev D; Planning Statement; Concrete or plywood deck/BAUDER XF118 Wild Flower Blanket Finish details; Supply & fit

Bauder total green roof system quotation by Itech Roofworks Ltd; General Maintenance Information - Bauder Biodiverse Systems XF118 KS Plus; Technical Data Sheet dated 06/02/2012 Bauder Xero Flor XF118; email from Nathaniel Mosley dated 19/11/2018 confirming green roof maintenance.

Reasons: For the avoidance of doubt and in the interest of proper planning.

- 2 For the purpose of this decision, condition 5 of planning permission dated 27/11/2018 shall be replaced with the following condition:

REPLACEMENT CONDITION 5

The roof areas, as highlighted with a green line on the proposed first floor plan dwg no. 15 01 100 Rev E, shall not be used as a roof terrace at any time and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of London Borough of Camden Local Plan 2017.

- 3 You are advised that this decision relates only to alterations as specified in the Officer report and shall only be read in the context of the substantive permission granted on 27/11/2018 under planning application reference number 2018/3529/P and is bound by all the conditions attached to that permission.
- 4 You must implement the amendments hereby approved as well as the following, within four months from the date of this decision:
 - a) Gates fitted to roof level terrace enclosure shall be replaced by approved railings;
 - b) Astro-turf fitted to roof shall be replaced by approved living green roof;
 - c) Wooden planters at the rear of the roof shall be removed.

If not implemented within four months, the council will progress with enforcement action.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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