

Application ref: 2020/0334/P
Contact: Obote Hope
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Date: 23 March 2020

Development Management
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Studio IRIS Ltd.
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Alfred Court
Flat 404
53 Fortune Green Road
London
NW6 1DF

Proposal:

Details of conditions 4 (facing material) & 5 (green roof) pursuant to planning permission 2015/2934/P dated 04/08/2015 for the erection of single storey part fourth floor roof extension for use in conjunction with existing flat No. 404.

Drawing Nos: 1409.(A).0.000; 1409.(A).0.100; 1409.(A).0.200; 1409.(A).0.300; 1409.(A).0.301; 1409.(A).1.100; 1409.(A).1.101; 1409.(A).1.200; 1409.(A).1.300; 1409.(A).1.301; 1409.(T).2.001; 1409.(A).5.004 REVA; 1409.(A).5.004; 1409.(A).S.001; 1409_CILquestions and 1409.(A).R.001 REVC.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission-

Condition 4 requires details of all facing materials to be submitted and approved. Vertical slatted timber against a solid black painted timber background have instead been utilised. The vertical timber is a hardwood

called Red Grandis which is a sustainable hardwood which requires little to no maintenance. The proposed timber cladding would be suitably matched the naturalistic setting within the garden area. The drawing and manufacturing specification of all windows and doors and proposed external materials and finishes are considered appropriate in terms of their texture, colour and detailing and would ensure a high quality finish to the building is achieved. The submitted details are therefore considered sufficient to discharge condition 4. The proposed materials are welcomed in design and conservation terms.

Green roof details including section drawings, a detailed scheme of maintenance and full details of planting species and density have been submitted to discharge condition 5. The Council's Tree officer has confirmed that the depth of 50mm of substrate, with a mixture of 16 varieties with differing colours with the Sedum Mat is acceptable. The submitted green roof details would ensure the development incorporates reasonable measures, that would be adequately maintained to take account of biodiversity and the water environment and are thus considered acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the wider area or on neighbouring amenity.

- 2 You are advised that all conditions relating to planning permission 2015/2934/P granted on 04.08.2015 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



Daniel Pope
Chief Planning Officer