

Application ref: 2020/1823/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 28 May 2020

Development Management
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Neale and Norden Consultants
17-19 Dartmouth Park Avenue
London
NW5 1JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat A
25 Dartmouth Park Road
London
NW5 1SU

Proposal: Details of condition 4 (green roof) pursuant to planning permission 2017/1361/P dated 24.05.2017 for erection of part single part double storey rear extension at garden and upper ground floor levels to maisonette (Class C3).

Drawing Nos: Bauder Specification (G0905-Bauder_XF118-BiS-FF-D4-F6-PE_V2) and the Green Roof Details commissioned by Neale and Norden Consultants dated April 2020.

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

Informatives:

1 Reason for granting approval:

This application provides green roof details in order to discharge condition 4 of the planning permission. The submitted details are considered acceptable that would ensure reasonable measures to take account of biodiversity and the water environment. The details submitted demonstrate that the substrate would exceed 100mm deep which would be appropriate to maintain a good level of planting. The proposed planting species would comprise 24 varieties of wildflower and 4 grasses which would add to the biodiversity on site and is considered appropriate. The maintenance plan provided in relation to the green roof is considered acceptable by the Council's Sustainability officer given the small area occupied by the green roof.

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 building and on the character of the conservation area.

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

- 2 You are advised that all conditions relating to planning permission 2017/1361/P granted on 24.05.2017 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