

Application ref: 2020/3223/P
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Date: 8 October 2020

Development Management
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Michaelis Boyd Associates
Michaelis Boyd Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

178 Regent's Park Road
London
NW1 8XP

Proposal:

Details of living roof required by condition 5 of planning permission 2019/6009/P dated 23/04/2020 (for erection of replacement lower ground floor and first floor rear extension and creation of green roofs at upper ground and first floor levels. Partial rebuild of rear closet wing extension).

Drawing Nos: Maintenance scheme prepared by Michaelis Boyd Associates dated 20th July 2020; 19040-904; Planting Species and Density prepared by Michaelis Boyd Associates dated 20th July 2020; Bauder XF301 Sedum System product data sheet; Sedum species in current blankets

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

Informative(s):

1 Reason for granting permission

A 28mm Bauder sedum blanket is proposed. The Bauder XF301 Single Layer Sedum System is an ultra-light weight sedum system. Details have been provided of the 13 sedum species which would be included. The submission includes maintenance details.

The system specified shares the same benefits as the deeper alternative and would allow the parapet heights to be kept down and to retain the existing ceiling heights internally. If a system with increased depth were to be used, this would lead to downstands internally which would reduce the opportunity for natural light. The justification for the depth of substrate has been reviewed by the Council's tree officer and is accepted in this instance. The details demonstrate the development would undertake reasonable measures to take account of biodiversity and the water environment.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 2 You are reminded that condition 6 (solar tiles) of planning permission granted on 23 April 2020 ref 2019/6009/P is 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



Daniel Pope
Director of Economy, Regeneration and Investment