

Application ref: 2020/2987/P
Contact: Laura Hazelton
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Date: 10 November 2020

Development Management
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Sutherland Hussey Harris Architects
99 Giles Street
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EH6 6BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**3 Bacon's Lane
London
N6 6BL**

Proposal:

Details of green roof required by Condition 9 of planning permission ref: 2019/4480/P dated 14/11/2019 for the 'Erection of single storey rear extension and infill extension to southern corner at ground floor level with new external patio; erection of new front porch and creation of second entrance door; re-cladding of existing garage and partial conversion to habitable room; erection of new garage to southern boundary for 1 parking space and new boundary wall; 2 new rooflights to east and west roofslope'.

Drawing Nos: Emails dated 6 July, 10 July and 5 November 2020; section drawing of green roof.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

Details have been submitted of the approved green roof including a scheme of maintenance, section drawing, manufacturer's details and full details of planting species and density.

The green roof would benefit from a deep substrate of 15cm, which is welcomed and would support a native wildflower blanket including sedum, creeping plants, perennials, ornamental grasses and drought tolerant plants. The green roofs will be fitted with a timed watering systems and will be maintained / weeded in late winter or early spring before the nesting season.

The details have been reviewed by the Council's Trees and Landscaping Team who have confirmed the details are acceptable and would ensure the ongoing viability of the green roof.

The full impact of the proposed development has already been assessed.

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

- 2 You are reminded that part of condition 4 (relating to details of pointing) of planning permission granted on 14/11/2019 (reference 2019/4480/P) is outstanding and requires 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
Director of Economy, Regeneration and Investment