

Application ref: 2020/3059/P
Contact: Matthew Dempsey
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Date: 30 November 2020

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YAM Studios
17 Shorts Gardens
London
WC2H 9AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat A
1 Primrose Gardens
London
NW3 4UJ

Proposal:

Detail of condition 6 (living roof) re: 2019/5355/P, dated 11/06/2020 for; Variation of condition 3, (approved plans) of planning permission 2018/1399/P, dated 13/06/2018, for; Erection of single storey rear extension with green roof and installation of new rear window to existing two storey side addition to lower ground floor flat, namely; Replacement of two sun tubes with a rooflight. Glazing reconfiguration on the Northwest and Southwest elevations. Door to replace window on the Southeast elevation.

Drawing Nos: Site Location Plan, YS-179-DT-12, Bauder Green Roofs General Maintenance Information, Bauder specification ref: O0901-Bauder_XF301-SB_V2.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting consent:

Condition 6 of application ref: 2019/5355/P requires the submission of details of the living roof to be approved by the Local Planning Authority. The applicant has provided section drawings and detailed manufacturers information

regarding installation and maintenance to the satisfaction of the Council Tree Officer. The Tree officer confirmed that the proposed 50mm substrate would be adequate for a living roof of this type. The proposal will therefore, enhance the biodiversity value of the property. The application should therefore be approved.

No objections were received prior to making this decision. 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.

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