

Application ref: 2020/4044/P
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Date: 16 December 2020

Development Management
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Phillips Planning Services Ltd
Kingsbrook House
7 Kingsway
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MK42 9BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Garden House
Land Adjacent To 1 Ellerdale Road
London
NW3 6BA

Proposal:
Details of green roof as required by condition 4 of planning permission 2015/7036/P dated 29/07/2016 for Erection of new single-storey dwelling house with two storey basement on land to the rear garden of No. 81 Fitzjohn's Avenue.
Drawing Nos: 28471-08 Rev. G; AC PROPERTY DEVELOPMENTS - letter; Radmat-MedO-Green-Roof-Brochure-Oct-2019; MedO Wildflower Mat 2019; PDS-GM30-Wildflower-Sustrate-2019; G11-Filter-fleece-1; PDS- D25 Reservoir Drainage Board.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval:

Condition 4 requires details of the green roof above the new dwelling. The details submitted for the proposed green roof demonstrate that the substrate of 120mm deep would be appropriate to maintain a good level of planting and the proposed planting species with a mix of wildflowers is considered appropriate. The maintenance plan provided is considered

adequate for the area of 55sqm occupied by the green roof.

The full impact of the proposed development has already been assessed. The proposed details would be acceptable in terms of enhancing the visual amenity, biodiversity and hydrology of the area.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that the following conditions 10 (landscaping) and 12 (tree protection) of planning permission ref 2015/7036/P dated 29/07/2016 remain 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer