

Application ref: 2020/5916/P
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Date: 2 March 2021

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
69 Kentish Town Road
London
NW1 8NY

Proposal:

Details of green roof required by condition 4 of planning permission reference 2016/2424/P dated 22/06/2017 for the 'Extension of existing basement; erection of two storey upper ground and lower ground floor rear extension to create 1 bedroom maisonette; and erection of first floor closet wing extension'

Drawing Nos: Sky Garden wildflower blanket system section drawing, Sky Garden green roof maintenance guidelines, Sky Garden wildflower blanket product data sheet SGWB01.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

Details of the green roof have been submitted to discharge condition 4, including details of species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof. The details also include a scheme of maintenance which is acceptable.

The details originally proposed a sedum roof; however, this was changed to a wildflower mix at officer's request to improve biodiversity, which is welcomed. The species mix includes 38 species (33 wildflower and 5 grasses) which have been chosen to provide a long flowering season from spring to late autumn.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2016/2424/P dated 22/06/2017). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 4 and are in accordance with policies CC3 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 22/06/2017 (ref: 2016/2424/P), 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 blue rectangular background.

Daniel Pope
Chief Planning Officer