

London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

18 February 2021

Dear Sir / Madam,

Re – Conditions discharge application for conditions Nos. 3 (Materials) and 4 (Green Roof) of planning permission ref: 2014/1731/P for: Erection of single storey roof extension to provide 10 additional bedrooms and common areas to existing residential care centre (Class C2) and replacement of existing mesh panels with glazed balustrades at ground, first, and second floor levels.
At: St. Johns Wood Care Centre, 48 Boundary Road, London, NW8 0HJ

Arora Management Services Ltd acting as agent for Rainbow Care Group is hereby applying to discharge conditions nos. 3 and 4 of the above permission. The application has been submitted via the Planning Portal (Ref: PP-09459264).

The submission comprises:

- This covering letter
- Application form
- Planning fee in the sum of £116 which has been paid electronically via the portal
- External Materials Proposal - 175-MAT-01- PL1
- Green Roof Load Analysis

The external materials proposed are sourced from the same manufacturer of the existing cladding with all details set out in the submitted External Materials Proposal report. Should you wish to physical samples we have them available and can deliver them to your preferred address or they can be made available on site if you can advise a specific date.

The submitted Green Roof Load Analysis report has been provided by CS Consulting Group. Their report confirms that the existing building is load sensitive in terms of its existing structure and foundations, with the existing top floor beams lacking capacity for the weight of a green roof over and above that

of the proposed additional floor incorporating a lightweight roof structure. The additional weight of the new floor and a green roof would increase loading by 20% which is beyond the anticipated capacity of the existing foundation substructures.

Extant Permission

The existing planning permission for the extension (ref: 2014/1731/P) remains extant due to appropriate implementation of the permission in March 2018 prior to expiry of the 3-year time limit applying to the permission. The implemented works involved material operations installing glazed balustrades which formed part of the approved development and were commenced prior to expiry of the permission in accordance with all required pre-commencement conditions, S106 and CIL payments as confirmed by the Council's records. The glazed balustrading was installed in March 2018 on the upper floor terraces (3 floors) of the south elevation (western end). Works invoices, programme, email confirming completion, letter to Council confirming proposed start of works and photographs in respect of the works are available if required. The new owners of the property are fully satisfied that the 2015 permission was appropriately implemented and is therefore extant.

I trust that the enclosed information is sufficient to enable registration and approval of this submission but if you have any questions or require further information please do not hesitate to contact me.

Yours sincerely

Tim Jurdon

Head of Planning

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