

Application ref: 2021/0922/P
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Date: 16 March 2021

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West Architecture
Unit 319
Screenworks
22 Highbury Grove, Unit 319
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N5 2EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
27 John Street
London
WC1N 2BX

Proposal: Details of green roof required by condition 6 of planning permission 2020/2315/P granted 07/10/2020 for the 'variation of conditions 3 and 4 of planning permission reference 2019/4495/P dated 12/02/2020 for the Change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room'.

Drawing Nos: Sky Garden Sedum Blanket Product data sheet SGSB01, Sky Garden green roof maintenance guidelines, Q37 Details section drawing.

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 6, including details of species, planting density, substrate and a section at scale

1:20. The details also include a scheme of maintenance which is acceptable.

The Council's Tree & Landscape Officer confirms the details indicate a well-designed roof with adequate depth of substrate, species diversity and maintenance schedule to ensure the roof will be sustainable. As such, there is no objection to the discharge of this condition.

The full impact of the proposed development has already been assessed during the determination of the original application. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in accordance with policies CC1, CC2, CC3 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 07/10/2020 (reference 2020/2315/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