

Application ref: 2021/0470/P
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SHH Architects
1 Vencourt Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Winter House
81 Swain's Lane
London
N6 6PJ

Proposal:

Details of green roof required by condition 14 of planning permission ref: 2018/5730/P granted 28/05/2020) for the 'Restoration and alterations to listed Winter House; demolition of existing rear extension and replacement with a larger single storey rear extension with green roof; demolition of garden workshop; excavation to reveal the original cemetery cutting within garden (adjoining listed Mortuary Chapel), including creation of 2 new internal floors, glazed roof cover and staircase access; excavation of access tunnel at basement level to link cutting with existing house; associated landscaping and alterations to front and rear boundaries including new pedestrian gates'

Drawing Nos: (828)004_PL02, (828)SK010 rev P01, and letter dated 02/02/2021.

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 14,

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 show a very high quality biodiverse green roof. The depth of substrate is adequate for the type of roof as is the species list and maintenance plan. 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 reminded that conditions 4 (detailed drawings), 9 (written scheme of investigation), 10 (written scheme of historic building investigation), 12 (details of basement engineer), and 16 (sustainable urban drainage system details) of planning permission granted on 28/05/2020 (reference 2018/5730/P) are 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



Daniel Pope
Chief Planning Officer