

Application ref: 2020/5873/P  
Contact: Josh Lawlor  
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Date: 14 April 2021

**Development Management**  
Regeneration and Planning  
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Tasou Associates Limited  
4 Amwell Street  
London  
EC1R 1UQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**18 - 20 St Pancras Way**  
**London**  
**NW1 0QG**

Proposal:

Details for condition 4 (green roof) of planning permission ref. 2020/0259/P dated 31/07/20 (for remodelling of 3rd and 4th floors with erection of front and side extensions and alterations to fenestration in association with internal reconfiguration to accommodate 2 additional flats).

Drawing Nos: 1744\_DD.04: Typical roof detail with green roof system scale 1:5, 1744\_GA.106\_A: Roof plan showing extent of green roof, Wallbarn Green Roof brochure, M-Tray brochure, Wallbarn Irrigation system

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

The substrate-based extensive living roof with sedum planting is considered to be suitable for the site and to be of sufficient substrate depth to support the eleven sedum species proposed. The living roof would enhance the landscaped appearance and biodiversity of the site. A maintenance procedure and irrigation system has been submitted to ensure the quality of the living roof

is maintained.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017 and with the London Plan 2021 and NPPF 2019.

- 2 You are advised that all conditions relating to planning permission ref. 2020/0259/P granted 31/07/20, 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer