

Application ref: 2021/1012/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

St Johns Wood Care Centre
48 Boundary Road
London
NW8 0HJ

Proposal:

Details of facing materials and green roof feasibility required by conditions 3 and 4 of permission reference 2014/1731/P dated 31/03/2015 (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).

Drawing Nos: Green Roof Load Analysis G019U , 175-MAT-01- PL1

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

Informative(s):

- 1 Conditions 3 and 4 of permission reference 2014/1731/P require details of all facing materials for the approved extension and a green roof feasibility study to be submitted and approved.

The proposed cladding for the extension would match the colour, texture and general appearance of the existing building, in accordance with the approved development, ensuring it appears as a contextual and sympathetic addition to

the host building. Similarly, the proposed windows would match the dimensions of the existing windows in the building and are considered acceptable in terms of their impact on the appearance of the host building and surrounding area. Condition 3 can therefore be discharged.

Condition 4 requires a feasibility report outlining the ability of the proposed extension to accommodate a green roof to be submitted to the local planning authority for approval. If the report finds that a green roof is not feasible, the Council will make a judgment as to the merit of the justification, prior to agreeing to a regular roof. The submitted feasibility study concludes that the assessment for the green roof loading found the load increase to be just above 20%. This is considered to be in excess of what would be acceptable on an existing foundation under standard Engineering practice and principles. Furthermore, additional checks with a structural model of the existing superstructure revealed that the fourth-floor beams do not have the capacity for the additional loads from the structure when a green roof loading is applied. Officers have reviewed the submitted document and are satisfied that a green roof could not feasibly be incorporated in this instance. Condition 4 can therefore be discharged.

As such, the submitted details are in general accordance with Policies policy CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23, DP24, DP25 and DP32 of the London Borough of Camden Local Development Framework Development Policies

- 2 You are advised that all conditions relating to planning permission 2014/1731/P dated 31/03/2015 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



Daniel Pope
Chief Planning Officer