

6 May 2021

**Delivered by email**

Kristina Smith  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Ref: LONL3021

Dear Kristina,

### **30 GLENILLA ROAD - DISCHARGE OF CONDITIONS**

On behalf of our client, Seok Yee Swycher ('the applicant') we hereby submit this approval of details application relating to the consented planning permission for the redevelopment of 30 Glenilla Road, located in Belsize in Camden. Planning permission was granted in January 2019 (Ref. 2018/0932/P) for the following development:

*"Demolition of existing dwelling house and erection of four storey replacement dwelling house with single storey basement and associated hard and soft landscaping works, including erection of garden room to rear and bin store to front of property."*

The submission provides the relevant detailed design information required by the following planning conditions:

- Condition 3a – Details of all windows, ventilation grills, external doors and gates.
- Condition 3b – Details of facing materials.
- Condition 3c – Details of the bin store.
- Condition 6 – Details of the living roof.

The details submitted to discharge these conditions should be read alongside the non-material amendment application that has been submitted at the same time as this approval of details application. The NMA (s96a application) makes modifications to the internal layout of the house and elements of the external elevations, and introduces a panelised brick system that we have discussed with you to part of the house, alongside traditional brickwork. The NMA is therefore relevant to elements of Condition 3.

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## **Green/Living Roof Condition 6**

As we have discussed, condition 6 seeks approval of details of the living roof. The submitted material includes the specification for several different systems, as there are two types of green roof for this project relating to specific parts of the development:

- Sedum blanket to the bin store.
- Wildflower turf blanket on both green roofs at the back of the building as well as over the garden room.

The sedum blanket system is proposed for the bin store due to the limited space for build-up of the system above the bins. The information from the manufacturers indicate that they are able to install this system on a substrate of only 20mm deep, hence the difference in build up for this particular roof. The rest of the green roofs across the project have been allowed the standard 70/80mm substrate.

All relevant drawings, supporting information and technical information are provided in support of this approval of details submission, provided by the project architects, Ben Adams Architecture. If you require any further information or clarifications please do contact me.

Yours sincerely



Laurence Brooker  
**Director**

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