

Application ref: 2021/2187/P  
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Date: 1 July 2021

**Development Management**  
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MrW Moses  
CSM+Architects  
1 Boyd Street  
Shieldfield  
Newcastle upon Tyne  
NE2 1AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**81 Hillway**  
**London**  
**N6 6AB**

Proposal: Details required by condition 4 (green roof) of planning permission 2020/3225/P dated 21.12.2020 for demolition of the existing lean to and erection of a single storey rear/side extension and conversion of garage to utility room with ancillary facade/fenestration alterations to the front elevation.

Drawing Nos: 2704-03D; GRD-HD-01; GRD-HD-02; Green Roof Direct Sedum Varieties List; Green Roof Direct Maintenance Schedule; and Green Roof Direct Core System Specification.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting approval:

This application provides details of a sedum-based green roof in order to discharge condition 4 of the planning permission. Although the Council's preference is for biodiverse roofs the green roof details as submitted are consistent with the proposals indicated on the drawings for the original permission and would simplify the structural aspects of the light-weight

construction method proposed for the rear extension. The maintenance plan provided in relation to the green roof is considered acceptable given the small area of coverage to the rear.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1, D2, CC1, CC2, CC3, and A3 of the London Borough of Camden Local Plan 2017 and condition 4 can be discharged.

- 2 You are advised that all conditions relating to planning permission ref: 2020/3225/P granted on 21/12/2020 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