

Application ref: 2021/1544/P  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Maryon House**  
**Goldhurst Terrace**  
**London**  
**NW6 3EY**

Proposal:

Green roof details required by condition 15 of planning permission ref: 2016/3545/P dated 11/05/2018 for the construction of a four storey residential building with basement to provide 11 residential units (3 x 1 bed, 6 x 2 beds and 2 x 3 beds), associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.

Drawing Nos: 001

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

Informative(s):

1 Reasons for granting permission:

Details of the proposed green roof have been submitted to discharge condition 15, including the proposed species, planting density, maintenance, substrate details and a section drawing. The proposed roof plan shows a slight reduction in the area of green roof compared to the previously approved scheme (NMA reference 2019/5224/P) as the previously approved plan showed a green roof

in the deep parapet gutter area to the front of the building. However, following design development, a green roof in this location would not be practical due to its long, thin configuration: it would dry out very quickly, would comprise mostly gravel, would receive insufficient light due to the high parapet and safe access would be difficult. The reduction in area is therefore accepted.

The proposed planting includes a mix of sedum species. Although the Council would prefer a more diverse mix of planting, the proposed species have been chosen due to their low maintenance requirements and would be sufficient to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment as required by condition 13.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details would be in general accordance with the requirements of policies A3 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that condition 4 (accessibility details) of planning permission reference 2016/3545/P dated 11/05/2018 is outstanding and requires details to be submitted.

Details have been submitted to discharge condition 16b (Land contamination) and is pending determination.

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 2021.

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