

Application ref: 2021/3644/P  
Contact: Obote Hope  
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Date: 24 September 2021

**Development Management**  
Regeneration and Planning  
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APT Designers Ltd  
Flat 1st Floor  
69 Messina Avenue  
LONDON  
NW6 4LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**40 A Grafton Terrace**  
**London**  
**NW5 4HY**

Proposal:

Green roof details required by condition 4 of planning permission ref: 2018/3020/P dated 12/09/2018, for the erection of a single storey side and rear extension at lower-ground floor including hard landscaping works to the rear elevation.

Drawing Nos: 138-P-021; 138-P-022; 138-P-024; 138-P-025; Bauder XF301 Sedum System and Bauder Green Roof Extensive System General Maintenance.

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

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 its location to the rear elevation.

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 2018/3020/P dated 12/09/2018 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 2021.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer