

Application ref: 2021/6092/P
Contact: Ewan Campbell
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Date: 19 January 2022

Development Management
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Norton Ellis Architects Ltd.
Greenside House
50 Station Road
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N22 7DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**5 Rochester Road
London
NW1 9JH**

Proposal:

Details of condition 4 (Construction Details) and condition 5 (Living Roof) pursuant to planning permission 2021/4311/P dated 27/10/2021 for Demolition of a two storey rear wing and erection of a new lower ground floor rear extension with a roof terrace and green roof and a part width upper ground floor rear extension with partially glazed roof.

Drawing Nos: 315 - 008, 315 - 009, 315 - 011, 315 - 015, 315 - 016, 315 - 017, 315 - 250, 315 - 254, 315 - 255, 315 - 256, 315 - 257, 315 - 261, 315 - 262, 315 - 269, 315 - 270, 315 - 271, 315 - 272, 315 - 273, 315 - 274, 315 - 400, Extensive Sedum Roof Build Up Specification, Sedum Varieties List, Extensive Sedum Green Roof Maintenance Schedule, Extensive Sedum Roof Build Up Informative and GRD-HD-02

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

Informative(s):

1 Reasons for granting approval-

Details have been submitted for a green roof and construction materials which include balustrade glazing, external stair and railings, brickwork samples and external doors and windows. The Council's conservation and tree officers have

reviewed the details and confirm they are considered acceptable and are appropriate in design and biodiversity terms.

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 conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies D1, D2, CC1, CC2, CC3, CC4 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2021/4311/P dated 27/10/2021, 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer