

COVER NOTE

RE: 1 Lidlington Place, (Land at Lidlington Place, Rear of No's 76-75 Oakley Square), London NW1 2JU

1. This Cover Note is provided in support of an application to discharge conditions 3 and 4 imposed on the Planning Permission granted by Appeal APP/X5210/W/20/3265179 on the 7 June 2021 (Council ref: 2020/3875/P).
2. Condition 3 states:

"Notwithstanding any description of materials in the application documents, no above ground construction works shall take place until a schedule of all the materials of external construction has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details."
3. A **Schedule of External Materials** is submitted to discharge this condition.
4. Condition 4 states:

"Notwithstanding the details shown in the application documents, no above ground construction works shall take place until details of the living roof and living walls including: materials, species, planting density, habitat features, and substrate; a statement of the design objectives, including justification of roof/wall type/species selection; a plan showing the area covered by the roof; a site specific management plan including an initial scheme of maintenance; and a section at scale 1:20 (showing that adequate depth is available in terms of the construction and long term viability) shall be submitted to and approved in writing by the local planning authority. The living roof and living walls shall be fully provided in accordance with the approved details prior to first occupation of the development and thereafter retained and maintained in accordance with the approved scheme of maintenance."
5. A **Landscape Plan, Living Wall Detail** and **Soft Landscape Performance Specification** are submitted to discharge this condition.
6. A copy of the Appeal Decision is also attached to confirm the detail wording of the conditions.
7. If further information or clarification is required, please contact the undersigned.

Alan Gunne-Jones MRTPI
Managing Director
15 February 2022
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