

Application ref: 2022/0827/P
Contact: Sofie Fieldsend
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Date: 17 May 2022

Development Management
Regeneration and Planning
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Town Planning Bureau
Town Planning Bureau
The Barn
43 Oakdene Road
Redhill
RH1 6BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**13-15 John's Mews
London
WC1N 2PA**

Proposal:

Details of green roof required by condition 4 of planning permission ref. 2021/0020/P dated 09/02/2022 (for Partial demolition of existing building and change of use from Class E to Class C3 residential flats, front fenestration alterations, mansard extension and associated works).

Drawing Nos: A_6607; Bauder flora 3 seed mix; general maintenance: watering guide and General Maintenance: Wildflower / Biodiverse Systems.

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

Informative(s):

1 Reasons for granting approval:

The maintenance/construction/materials and planning species/density details submitted are considered sufficient to demonstrate that the green roof will have an adequate species mix, substrate and construction and will be adequately maintained. It is considered that the development undertakes reasonable measures to take account of biodiversity and the water environment. The details have been assessed by the council's tree team and were considered

sufficient to discharge planning condition 4.

The full impact of the proposed development has already been assessed by the planning permission ref. 2021/0020/P dated 09/02/2022.

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

- 2 You are advised that condition 13 (NO2 filtration system) relating to planning permission ref. 2021/0020/P dated 09/02/2022, which need details to be submitted, is still outstanding. Conditions 11 (Asbestos survey) and Condition 12 (mechanical ventilation) are pending decision.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer