

Application ref: 2021/5168/P
Contact: Nora-Andreea Constantinescu
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Date: 10 June 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat B
155 Prince Of Wales Road
London
NW5 3PY

Proposal:

Details of green roof as required by condition 4 of planning permission ref 2021/0455/P dated 06/07/2021 for Erection of single storey rear extension with green roof and rooflight. Drawing Nos: Bauder XF301 Sedum System product datasheet 2018; Bauder System summary XF301 Sedum System November 2020 v2; Bauder General Maintenances - Lightweight sedum system XF301; 20325 DT-01 Revision A.

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

Informative(s):

1 Reasons for granting permission:

Details of green roof to outbuilding as required by condition planning permission ref 2021/0455/P dated 06/07/2021 for Erection of single storey rear extension with green roof and rooflight.

Condition 4 of planning permission ref 2020/4442/P dated 6/07/2021 requires details in relation to the green roof to include a detailed scheme of

maintenance, sections through the substrate depth and full details of planting species and density.

The proposal includes a lightweight Sedum System XF301 from Bauder, with a substrate of 80mm, which given the small area covered would be appropriate in this instance. The roof would include 17 species of sedum and would be supported by an adequate scheme of maintenance. Overall the proposed green roof would improve the biodiversity of the site and help reduce water runoff.

The full impact of the proposed development has already been assessed. The proposed details would preserve the character and appearance of the host building and would improve the biodiversity of the site.

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.

- 2 You are advised that all conditions relating to planning permission ref 2021/0455/P dated 06/07/2021 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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer