

Application ref: 2022/2007/P  
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Date: 30 June 2022

**Development Management**  
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Mrs Zoe Chan Eayrs  
111 Frognal  
London  
NW3 6XR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**111 Frognal  
London  
NW3 6XR**

Proposal:

Green roof details required by condition 4 of planning permission ref: 2020/5992/P dated 15.09.2021 for the Demolition of rear garden sheds, erection of replacement outbuilding and creation of new access gate to rear boundary wall.

Drawing Nos: 111\_GR, Documents titled Sedum Varieties List, Lightweight System Specification, and Extensive Sedum Green Roof Maintenance Schedule all by Green Roofs Direct.

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

Informative(s):

#### 1 Reasons for granting approval-

Condition 3 required full details of the outbuilding living roof to be submitted for approval prior to installation. Detailed information has been submitted including a planting species list, full green roof system specifications, a detailed scheme of maintenance, and section drawings demonstrating the construction and materials used.

An extensive sedum blanket is proposed comprising 9 different species to the roof, whilst climbers will be planted to grow up the side elevations. The climbers will grow up wires fixed to the timber cladding and will include species such as Evergreen jasmine, Virginia creeper and Passionflower. The section drawing shows sufficient substrate depth for the sedum roof which would ensure the long term viability of the green roof, and the combination of a sedum roof and climbers will ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017 and policy NE4 of the Hampstead Neighbourhood Plan 2018.

- 2 You are advised that all conditions relating to planning permission granted on 15/09/2021 under reference 2022/2007/P, 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer