

Application ref: 2022/2295/P  
Contact: Ewan Campbell  
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Date: 13 September 2022

**Development Management**  
Regeneration and Planning  
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Brod Wight Architects  
8a Baynes Mews  
Belsize Park  
NW3 5BH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Cottage**  
**2A Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:

Details of green roof pursuant to condition 6 of planning permission reference 2018/3618/P dated 23/09/2019 (for Erection of single storey front and rear extensions including a raised roof height and external alterations)

Drawing Nos: 2A TWO - Sedum Roof System Document and Maintenance Schedule  
(26/05/2022)

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

Informative(s):

#### 1 Reasons for granting approval-

Details of a green roof have been submitted for condition 6. The Council's tree officer has confirmed that they are acceptable. The proposed green roof is considered to be suitable for the site and will enhance the biodiversity and visual amenity of the site and the maintenance plan is considered sufficient to demonstrate that the roof will be adequately maintained.

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 streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 5 (Tree Protection Measures) of planning permission ref 2018/3618/P dated 23/09/2019 is outstanding and requires details to be submitted and 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