

Application ref: 2022/2013/P
Contact: Nora-Andreea Constantinescu
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Date: 15 September 2022

Development Management
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Hatterwan Architects
153b Melrose Avenue
LONDON
NW2 4NA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**20 Carlingford Road
London
NW3 1RX**

Proposal:

Details of green roof required by condition 5 of planning permission 2021/5539/P dated 29/03/2022 (for Erection of a single story rear extension at lower ground floor level, new steps and alterations to the rear garden; replacement of front dormer all in association with the existing single family dwelling)

Drawing Nos: 2104/SK/220510; 2104/SK/220511; ANS Global 'Grufetile' Sedum and Wildflower Plant List 2104/PC/004; ANS Global 'Grufetile' Installation and Maintenance 2104/PC/003; GrufeKit Green Roof System - Product guide 2022; Cover letter by Hatter Wan Architects dated 10/05/2022.

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

Informative(s):

1 Reasons for approving details:

Condition 5 requires details of the green roof to the approved rear extension, to include a scheme of maintenance, sections through the substrate depth and full details of planting species and density.

The proposal includes a greenroof system by GrufeKit, 'Grufetile' of Sedum and Wildflower plants. The greenroof would be made of modular trays with a substrate depth of 95mm which is considered to allow sufficient water retention for sustainable plant growth. The roof would include 8-12 varieties of sedum and 20-30 varieties of wildflower to achieve 90-95% coverage. The species proposed are considered appropriate. A maintenance schedule has been provided which is accepted.

Overall the proposed green roof would improve the biodiversity and visual amenity of the site and would 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.

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 2021/5539/P dated 29/03/2022, 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