

Application ref: 2022/3371/P  
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**Development Management**  
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Firstplan  
Broadwall House  
21 Broadwall  
London  
SE1 3PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1 Sarre Road and 8 Westbere Road  
London  
Camden  
NW2 3SN**

Proposal:

Details of green roof (condition 5) and landscaping (condition 7) required by planning permission ref. 2021/4356/P dated 17/08/2022 (for Conversion of property from 7 existing flats to 4 flats (2 x 1bed 1p, 1 x 2bed 3p and 1 x 2bed 4p); Erection of front/side two storey extensions at ground and first floor, front roof terrace and front boundary alterations on 8 Westbere Road elevation; Erection of hip-to-gable roof extensions with rear dormer, front and rear rooflights and ground floor rear extensions on 1 Sarre Road elevation; Installation of bin/bike stores and landscaping to both front gardens).

Drawing Nos: 2210\_PA\_700 Rev.E; 2210\_PA\_710 Rev.E; Bauder Sedum on Extensive Substrate System by Bauder.

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

Informative(s):

- 1 Reasons for granting approval:

Condition 5 requires details of the green roof including scheme of

maintenance/construction/materials and planting species/density. The submitted details are considered sufficient to demonstrate that the green roof will have an adequate substrate and construction, and be adequately maintained. It is considered that the development undertakes reasonable measures to account for biodiversity and the water environment.

Condition 7 requires details of the hard and soft landscaping. The paving will be 'Marshalls drivesett argent light grey block paving' which is permeable, and the proposed hedging will be a mix of holly and hawthorn hedge which are native to the area. It is considered that the details will ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

The details have been assessed by the Council's tree team and are considered sufficient to discharge planning conditions 5 and 7.

The full impact of the proposed development has already been assessed by the planning permission ref. 2021/4356/P dated 17/08/2022.

As such, the details are in general accordance with policies G1, CC1, CC2, CC3, D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that condition 4 (materials) relating to planning permission ref. 2021/4356/P dated 17/08/2022, which need details to be submitted, is still outstanding.

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



Daniel Pope  
Chief Planning Officer