



**For the attention of  
Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

5 Oct 2022

Dear Sir/Madam

**Ref: 2020/4886/P**

**Site address: Basement Flat 134 Fellows Road, London NW3 3JH**

Ko Architects has been instructed as agent on behalf of the applicant – Mr M Nourani to discharge the planning condition 4 of 2020/4886/P for the followings: -

- Full details in respect of the living roof.
  - A detailed scheme of maintenance
  - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - full details of planting species and density

#### **Proposed Green Roof System**

##### 'Bauder – Lightweight Sedum system XF301'

This sedum system is a non-accessed extensive green roof. All in one system comprising mature sedum species pre-grown on an integrated blanket with 20mm of extensive substrate. The system has been developed for use directly over the waterproofing.

##### XF301 System

The vegetation blanket provides dense sedum foliage cover featuring up to 14 species of sedum. The plants provide colour and are selected to suit our climate. The blankets are grown for 12 months. The Bauder SB Sedum Blanket is grown on a 100% biodegradable coir carrier and provides 90% ground coverage at installation.

##### Maintenance

A maintenance contract will be set up with the system supplier – 'Bauder'. The specialist will access to the roof via the new patio area with ladder to the proposed green roof area. There is no requirement access from any adjoining neighbouring property. The maintenance service typically concentrates on:

- Ensuring adequate fertilization of the sedum blanket
- Evaluating colour and growth rate of vegetation
- Removal of leaves, debris and any unwanted invasive weeds or plants
- Repairing of any bare patches
- Clearance of outlets and testing of irrigation.

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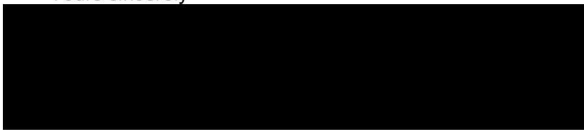
Information provided

	Description	
1	Drawing 430-A20	Green Roof Details in 1:10, General Plan and Section in 1:50
2	Extract from Product Literature	'Bauder' - Lightweight Sedum System

We are looking forward to obtaining the planning permission on this application.

Thank you

Yours sincerely



**Ming KO**

Director  
BA (Hons) Architecture with 1<sup>st</sup> class, Dip Arch (Distinction), RIBA, ARB