

Application ref: 2022/3125/P
Contact: Daren Zuk
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Date: 4 November 2022

Development Management
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Mutiny Architecture
Work.Life
13 Hawley Crescent
London
NW1 8NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**64 St Augustine's Road
London
NW1 9RP**

Proposal:

Details required by Conditions 3 (Materials) and 4 (Green Roof) of planning permission 2020/5378/P dated 18/08/2021 (for the amalgamation of 2 x 1-bedroom flats into 1 x 4-bedroom maisonette at lower ground and ground floor level, erection of a three-storey rear extension, installation of terrace and balustrade at ground and first floor level and external staircase to rear garden at ground floor level, addition of 2 rooflights on rear roof, erection of an outbuilding in rear garden and associated works and removal of 6 trees).

Drawing Nos: 212-PL-503-01, 212-PL-700-01, 212-PL-701-01, 212-PL-710-01,
GrufeKit Green Roof Product Guide, GrufeKit Green Roof Installation Guide, GrufeKit Green Roof Maintenance Guide,

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

Informative(s):

1 Reasons for approving details:

The submitted details for Condition 3 show facing materials of London Stock Brick and Oak Shiplap Cladding and the replacement sash and casement timber windows to match existing. These are considered acceptable and

sufficient to demonstrate that the appearance of the premises and the character of the immediate area would be safeguarded.

The submitted details for Condition 4 show an appropriate sedum species, substrate depth and maintenance schedule. These are considered acceptable and sufficient to demonstrate that the living green roof will provide visual amenity and biodiversity and be maintained in perpetuity.

The full impact of the proposed development has already been assessed.

As such, the submitted details are in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.


- 2 You are reminded that Conditions 5 and 6 of planning permission ref. 2020/5378/P granted on 18/08/2021 are outstanding and require 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 blue rectangular background.

Daniel Pope
Chief Planning Officer