

Application ref: 2022/3994/P
Contact: Ewan Campbell
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Date: 11 November 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Hilltop Road
London
Camden
NW6 2QA

Proposal: Details of Condition 4 (Green Wall and Roof) granted under planning reference 2022/1478/P dated 18/08/2022 for Replacement of the existing garden outbuilding with a new larger single storey outbuilding with green wall and roof. The outbuilding is to incorporate a new workshop, art studio and home office.

Drawing Nos: D/0/201 (P1), Bauder Sedum Blanket Green Roof system (Revision November 2020 V2), Plant Species Document, GreenScreen Wall Mounted Document, General Maintenance Lightweight (Bauder XF301 System) document

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

Informative(s):

1 Reasons for granting approval

Details of a green roof and wall have been submitted for condition 4. 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. This is also the case for the green wall which is suitably mounted and has acceptable species.

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 advised that all conditions relating to planning permission 2022/1478/P dated 18/08/2022 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 blue rectangular background.

Daniel Pope
Chief Planning Officer