

**Application for Approval of Conditions**  
**Application Ref: 2015/2697/P**

December 2022

**Erection of 1<sup>st</sup> & 2<sup>nd</sup> floor roof extensions at:**  
**61 – 63 Rochester Place, London NW1 9JU**

**Condition 4:**

*Detailed drawings, or samples of materials as appropriate, in respect of the following for the 2nd floor extension, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:*

- a) windows, rooflights, balustrades and screens;*
- b) details of all cladding panels and rendered walls (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*

**Response to Condition 4:**

The window and cladding details proposed in this application are the same details as those Granted for the previous approval for windows and cladding under application ref 2016/1512/P dated 19<sup>th</sup> May 2016.

Physical samples of materials can be submitted for approval if required. Photographs of the samples have been included with this submission.

Cladding Samples include:

- Equitone Tectiva – Colour TE30 Sandstorm
- Equitone Tectiva – Colour TE10 Linen
- STO Render sample – Colour 31437

Drawings included for approval are as follows:

266-262 Rev.C : Typical Side Elevation Plan Detail

266-263 Rev.C : Typical Fibre Cement Panel to Floor Detail

266-264 Rev.C : Typical Fibre Cement Panel Façade Hinge Detail

266-270 Rev.F : Typical Elevation & Plan Detail

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317-109 Rev.A : Proposed Elevations A,B,C,D,E,F

317-202 : Glass Balustrade Layout

317-203 : Metal Balustrade Layout (at front)

317-370 : Green Roof at Party Wall

317-374 Rev.A : Window adjoining existing skylight

317-391 Rev.A : Typical Rooflight Detail

### **Condition 5:**

*The use of the 1st and 2nd floor extensions shall not commence until the obscure glazed strip windows on the northwest elevation, as shown on the approved drawings, have been installed. The windows shall be permanently maintained as such thereafter.*

### **Response:**

The windows on the north west elevation have been provided with obscured glazing before occupation of the 1<sup>st</sup> floor. The windows on the north west elevation of the proposed 2<sup>nd</sup> floor will be provided with obscured glazing before occupation of the 2<sup>nd</sup> floor.

**Condition 9:**

*Prior to the first occupation of the building, a plan (showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.*

**Response:**

Drawing Included for approval:

317-370 : Green Roof Detail at Party Wall

**Green Roof Specification:**

Green Roof Direct – Extensive Sedum Roof

**Full Specification**

Maintenance Document Included with this Application

- Drainage layer
- Growing Medium
- Vegetation Layer – Sedum Blanket

**Extensive Sedum Green Roof Maintenance Schedule**

Maintenance Document Included with this application

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