

Application ref: 2022/5381/P
Contact: Josh Lawlor
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Date: 8 March 2023

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Norton Ellis Architects Ltd.
Greenside House
50 Station Road
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N22 7DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**61 - 63 Rochester Place
London
NW1 9JU**

Proposal:

Details required by conditions 4 (Samples or Detailed Drawings) and 9 (Green Roof Specifications) of planning permission reference 2015/2697/P dated 19/09/16 (for erection of 1st & 2nd Floor roof extensions to provide 266sqm additional studio and office accommodation to existing Class B1 business unit, plus rear roof terrace and front green roof on 2nd floor, roof lights and PV panels on 1st and 2nd floors, and external alterations to front elevation).

Drawing Nos: Equitone Tectiva - Colour TE30 Sandstorm, Equitone Tectiva - Colour TE10 Linen, STO Render sample - Colour 31437, 266-262 Rev.C, 266-263 Rev.C, 266-264 Rev.C, 266-270 Rev.F, 317-109 Rev.A, 317-202, 317-203, 317-370, 317-374 Rev.A, 317-391 Rev.A, 317-370, Extensive Sedum Green Roof Maintenance Schedule, Green Roof Direct - Extensive Sedum Roof

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

Informative(s):

1 Reasons for approval:

Condition 4 part a) requires details of windows, roof lights, balustrades and

screens for the extension, and part b) requires details of all cladding panels and rendered walls. The details are considered appropriate and provide a satisfactory contextual response to the building, streetscene and surrounding conservation area. The details are in accordance with the original approval and the full impact of the proposed development has already been assessed. Thus on this basis, condition 4 can be discharged.

Condition 9 requires details of the green roof. The biodiverse, substrate-based extensive sedum roof is suitable for the site and to be of sufficient substrate depth to support the nine species of sedum proposed. They will enhance the landscaped appearance and biodiversity of the site. A maintenance procedure has been submitted to ensure the quality of the living roof is maintained. Thus on this basis, condition 9 can be discharged.

The details would safeguard the appearance of the premises and the character of the immediate area. The details ensure that the green roof is sustainable and would support the species proposed.

As such the details are in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 19/09/2016 under Ref. 2015/2697/P, 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