

Application ref: 2023/0318/P
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Date: 2 May 2023

Development Management
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DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**130-134 Southampton Row
London
WC1B 5AF**

Proposal:

Details of the biodiverse roof required by condition 9 of planning permission 2018/3876/P dated 28/02/2020 (for alterations and extensions to the existing building comprising a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear extension (from 1st to 5th floor levels); erection of a roof extension and alterations to provide an additional storey; erection of 6 storey rear infill extension (from 1st to 6th floor levels); and two storey rear extension (5th and 6th floor levels) and two storey rear extension (5th and 6th floor levels) all in association with the creation of 18 additional bedrooms to the existing hotel.) Drawing Nos: Cover Letter; A-500-003_P2; A-500-004_P1; Manufacturer Detail - Seed Mix; Manufacturer Detail - Vegetation Guide.

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

Informative(s):

1 Reasons for granting approval:

Condition 9 required full details in respect to the biodiverse roof. Details have been submitted including a detailed scheme of maintenance, section drawings, and full details of planting species and density.

A UK native biodiverse mix is proposed, comprising 28 wildflower species, 6 annuals, 2 sedge and grasses, and 2 sedum species, which is welcomed and will provide significant biodiversity improvements at the site. The scheme of maintenance is appropriate and will ensure the long-term viability of the green roof. Camden's Trees and Landscaping Officer has reviewed the proposal and confirmed its acceptability. The submitted details would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

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

As such, the details are in accordance with policies A3, CC1, CC2, CC3 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawings and sample panel), 5 (wheelchair accessible rooms), and 10 (air quality monitors) of planning permission 2018/3876/P granted on 28/02/2020 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer