

Application ref: 2023/1523/P
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DP9
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

95-100 Network Building
Tottenham Court Road
London
W1T 4TP

Proposal: Amendment to condition 16 (Green roof details) of outline planning permission 2020/5624/P granted 12/04/2020 for 'Demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application'. NAMELY amendments relating to a reduction in the green roof area and increase in ecologically high value planting.

Drawing Nos: Proposed Planting Design/Soft Landscape Summary prepared by FFLO dated 16th March 2023; Five year maintenance and management plan prepared by FFLO Landscape Architects dated 25 01 21

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.16 of planning permission 2020/5624/P shall be replaced with the following condition:

REPLACEMENT CONDITION 16

Living roofs

The building shall incorporate no less than 434sqm of green roof of which no less than 300sqm shall be intensive living roof /biodiverse roof with a substrate of 150-300mm.

Prior to first occupation the living roofs shall be completed in accordance with the details approved in the Planting Design/Soft Landscape Summary (dated 16th March 2023 by FFLO) and Five Year Maintenance Management Plan prepared by FFLO and dated 25/01/21 and shall be permanently retained and maintained as such thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

Condition 16 of outline planning permission 2020/5624/P includes a requirement for an area of no less than 581sqm of green roof. However due to fire regulations, gravel or hard landscaping fire breaks 500mm wide are required around all openings of the roof and vertical elements. As part of the green roof sits between the roof parapet and the vertical plant screen, fire breaks are required on either side. Once the provision of a 500mm fire break on either side has been included, the reduced width of growing medium would not be viable for any type of green roof and therefore the green roof needs to be removed in any areas where this applies. This would result in a reduction of the green roof area to 434sqm. The replacement edging material would be pale grey porcelain tiles which is a high albedo material which would minimise the reduced cooling effect from the reduction in the green roof surface area.

The revised scheme has a larger area of planting with an ecologically high value. The proposed amendments also slightly increase the total soil volume (from 97.6m³ to 99.3m³) as the depth of the soil would be generally greater. The greater soil depth would allow better water and nutrient retention and therefore a greater variety of planting of greater longevity.

The amendments to condition 16 are relatively minor compared to 'the larger development' consisting of the construction of a new building to provide for a maximum of 17,746 sqm (GIA).

Sustainability and ecology officers have reviewed the submission and concluded the changes would have a non-material impact. They have also agreed that this condition can become a compliance condition as the submitted details are sufficient to ensure the development would undertake reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

The full impact of the scheme has already been assessed by virtue of the previous

planning permission. In the context of the permitted scheme, it is considered that the amendment to condition 16 would not have any material effect on the approved development in terms of its appearance, impact on biodiversity or impact on sustainability. It is considered that the amendments to condition 16 are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out in the Proposed Planting Design/Soft Landscape Summary (FFLO - 16/03/2023) and shall only be read in the context of the substantive permission granted on 12/04/2022 under reference number 2020/5624/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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