

DP4866/AM/JMP  
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DP9 Ltd  
100 Pall Mall  
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700  
facsimile 020 7004 1790

[www.dp9.co.uk](http://www.dp9.co.uk)

David Peres Da Costa  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Dear David,

**NETWORK BUILDING (95-100 TOTTENHAM COURT ROAD & 76-78 WHITFIELD STREET) AND 88 WHITFIELD STREET, LONDON, W1T 4TP – PERMISSION REF. 2020/5624/P**

**APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 15 OF OUTLINE PLANNING PERMISSION REF. 2020/5624/P**

On behalf of our client, Derwent London No. 6, we hereby submit an application for the discharge of condition 15 of the planning permission referenced above. Please find enclosed the following:

- Landscaping, Biodiversity & Sustainable Management Plan, prepared by FFLO.

The application has been submitted via the Planning Portal and the fee of £180.00 has been paid online

Planning permission ref. 2020/5624/P was approved by Camden Council on the 12<sup>th</sup> April 2022 for the following:

*“Outline application 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. Details of layout and appearance are reserved.”*

Condition 15 states:

*“Full details of hard and soft landscaping, including a detailed strategy for sustainable maintenance, shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.*

*The details shall identify how the development complies with the Urban Green Factor target of 0.3, and incorporates the recommendations of the Preliminary Ecological Appraisal (Issue 2.0 10/11/20 by the Ecology Consultancy) including:*



- a. *Wildlife planting to include native species and/or species of recognised wildlife value;*
- b. *Use of good horticultural practice including use of peat-free composts, mulches and soil conditioners;*
- c. *A prairie style of border planting for areas of planting beds to enhance the site for birds and bats;*
- d. *Installation of bird boxes for declining species such as house sparrow and starling; and,*
- e. *Use of bespoke invertebrate habitats.*

*All such measures shall be installed/carried out in accordance with the details thus approved and maintained in accordance with the maintenance strategy.*

*Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation."*

We trust that this submission is satisfactory to allow the discharge of the aforementioned condition, but should you wish to discuss this then please do not hesitate to contact Jack Playford or Alexandra Milne of this office.

Yours sincerely,

*DP9 Ltd.*

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