

Application ref: 2023/0809/P
Contact: Sam Fitzpatrick
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Date: 18 October 2023

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RUFFARCHITECTS
205 Wardour Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
70-86 Royal College Street
London
NW1 0TH

Proposal: Details required by condition 20 (green roof) of planning permission 2020/0728/P (Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).

Drawing Nos: Technical note - Condition 20 Discharge Application (prepared by Ruff Architects, dated 24.02.2023); RCS-BDP-XX-00-RP-L-935901_P03 Planting Report; RCS-BDP-XX-ZZ-DR-A-276801_P03; RCS-BDP-XX-ZZ-DR-A-275201_P04.

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

Informative(s):

1 Reasons for granting permission:

Condition 20 of application 2020/0728/P dated 03/02/2021 required full details of the green roof to be submitted to and approved by the local planning authority. Details have been submitted, including section drawings, a roof plan, and information relating to the substrate and planting species. The green roof would be of an adequate depth to ensure the long term viability of the green

roof. A variety of low maintenance and sun tolerant species have been proposed, which will enhance the biodiversity of the site. The maintenance programme set out is considered sufficient to demonstrate that the planting would be sustainable.

As such, the submitted details would ensure that the development undertakes reasonable measures to take full account of biodiversity and are sufficient to discharge condition 20.

The full impact of the works was considered during the determination of the original application.

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

- 2 You are reminded that conditions 3 (detailed drawings), 4 (waste storage and removal), 10 (NO2 filtration system), 12 (photovoltaic cells), 21 (ASHP details) of planning permission 2020/0728/P 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 2023.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer