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Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO Adam Greenhalgh

Our ref: NLR/TEY/U0017870
Your Ref: 2022/4361/P

19 April 2024

Dear Adam,

**Town and Country Planning Act 1990 (as amended)
Submission of Details Secured by Condition
21 Bloomsbury Street, London, WC1B 3HF**

On behalf of our client, Venture Real Estate Limited (the 'Applicant'), we write to submit details pursuant to Condition 10 of planning permission ref. 2022/4361/P for the refurbishment and extension of 21 Bloomsbury Street, London, WC1B 3HF.

Planning permission (ref. 2022/4361/P) was granted on 9 August 2023 for the following development:

"Alterations to existing building comprising: rear extension at second to fifth floor levels with associated terraces, relocation of existing sixth floor/roof-top plant enclosure and erection of an additional (sixth storey) of offices on the existing roof (with new dormer windows and louvres in the Bedford Avenue and Bloomsbury Street roofs to serve the new sixth floor extension) formation of pavilion, external terraces and green roof at sixth floor level and on roof of new sixth floor extension (and an extended lift over-run), replacement of windows; alterations to entrances; replacement of faux chimney stacks and associated works."

Condition 10

Condition 10 of planning permission ref. 2022/4361/P states as follows:

"Prior to commencement of the roof structure for the development hereby approved, full details in respect of the green roofs in the area indicated on the landscape plans in the Design & Access Statement shall be submitted to and approved by the local planning authority. The details shall include:

i. a detailed scheme of maintenance

ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used

iii. full details of planting species and density The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme”.

Application Documentation

In accordance with the requirements of London Borough of Camden, and as agreed with Officers, the application comprises the following documents

- Completed Planning Application Form, prepared by Gerald Eve; and
- Green Roof Design and Management Plan, prepared by Stiff + Trevillion.

The planning application fee of £215 has been paid online via the Planning Portal.

We trust that the information submitted is sufficient to validate the application. Should you require anything further, please contact Natalie Rowland or Tom Eyres of this office.

Yours faithfully


Gerald Eve LLP