

Application ref: 2024/1606/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 24 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**21 Bloomsbury Street
London
WC1B 3HF**

Proposal: Details pursuant to condition 10 (green roofs) of planning permission 2022/4361/P, for; 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.

Drawing Nos: Cover letter prepared by Gerald Eve, NLR/TEY/U0017870, 19/04/2024;
Design and Management Plan prepared by Stiff + Trevillion, 16/04/2024; SY696-000-1301 prepared by Camlins, rev E, 17.05.22

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

Informative(s):

- 1 Reasons for granting permission/consent-

This application is to discharge condition 10 relating to the provision of green

roof details. The green roofs are to be implemented over parts of the existing roof at sixth floor and proposed roof at seventh floor.

The locations of the proposed green roofs are consistent with those marked out in the approved plans under the extant permission.

The submitted details include- installation procedure guides and detailed schemes of maintenance, sections with manufacturers details demonstrating the construction and materials used, and full details of planting species and density.

The Council's Tree and Landscape Officer has reviewed the submitted details and requested that native wild flowers be added to the mix of planting, noting that the green roof would be comprised of sedum only. The applicant since highlighted that green roof areas are exposed and access is not straightforward and would be complicated by mixed planting. To ensure the long term maintenance and success of the green roof, the applicant proposes for the green roof to be sedum only. Taking into account the constraints of providing and maintaining mixed planting over the green roofs, and noting the other roof level terraces where species-rich planting is proposed, the green roofs being comprised of sedum only is considered appropriate and would achieve acceptable sustainability, biodiversity and drainage outcomes.

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

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (Opaque screens), and 12 (Cycle storage) of planning permission 2022/4361/P dated 9/08/2023 are outstanding and require details to be submitted and approved.

Details have been submitted for condition 4 (Windows, external doors, gates, railings and rainwater goods, and details of facing bricks) and are under consideration.

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



Daniel Pope
Chief Planning Officer