

Application ref: 2024/2213/P
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Date: 14 August 2024

Development Management
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Grosvenor Properties
C/O Agent
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
48 Charlotte Street
London
W1T 2NS

Proposal: Details of green roof required by condition 14 of planning permission (ref 2023/4727/P) dated 13/05/2024 for External alterations including: creation of roof terraces at first floor, third floor and main roof level; extension of stairwell and lift overrun; replacement windows; alterations to doors and windows at ground floor level; relocation of air handling unit; and associated external alterations including installation of pergolas on the main roof.

Drawing Nos: 437(ED)400 rev PL2; Sky Garden Wildflower Blanket Specification; Roof Maintenance Plan.

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

Informative(s):

1 Reasons for granting approval of details.

Condition 14 required full details of the approved green roof. Full details have been submitted including details of species, planting density, and substrate. During the course of the application the sedum roof was amended to a sky garden wildflower blanket. A mix of wildflowers and sedum plugs would be

used with a wide variety of species which would ensure the proposals significantly improved the site's biodiversity. A roof plan indicating a substrate depth of 100mm and a maintenance plan have been submitted which are sufficient to ensure the long term viability of the green roof.

The details have been reviewed by the Council's Trees and Landscaping Officer who considers that they demonstrate a high quality biodiverse green roof design. As such, the submitted details are sufficient to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

The full impact of the proposals has already been considered during the determination of the original application.

Thus the details are in accordance with policies A3, CC1, CC2, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 13/05/2024 (ref 2023/4727/P) which need details to be submitted, have been 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 2021.

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 positioned above the name and title of the signatory.

Daniel Pope
Chief Planning Officer