



Planning Development
5 Pancras Square
King's Cross
London
N1C 4AG

Our ref: GBR/KVA/BNEA/U0023627

Your ref: PP-13902538

31 March 2025

Town and Country Planning Act 1990 (As Amended)
Approval of Details Application to Discharge Condition 10 of Planning Permission Reference 2023/3808/P

We write on behalf of our client, Mayhunt Properties Limited ('the Applicant'), to enclose an application for the approval of details required by condition 10, attached to planning permission 2023/3808/P in relation to development proposals at 55 Tottenham Court Road and 16-24 Whitfield Street, London, W1T 2EL & W1T 2RA.

Background

On 05/06/24, planning permission was granted (ref. 2023/3808/P) for:

"Change of use of existing British Transport Police station and offices (Sui Generis) to Offices within (Class E), including removal of basement car parking, ramp and vehicle dock; extensions at first, second, third and fourth floors to provide additional office (Class E) floorspace; new replacement façades at Whitfield Street and Tottenham Court Road elevations; partial new replacement façades at north and south elevations; rooftop plant equipment, PV panels and green roof; external amenity areas at first, second, third and fourth floors; and associated external alterations."

Condition Discharge

Condition 10 of permission ref. 2023/3808/P states the following:

"Prior to commencement of the relevant part of development, full details in respect of the living roof in the area indicated on the approved roof plan 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 living 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."

As required by condition 10 part (i), a detailed Maintenance Plan, prepared by Bauder, has been submitted as part of this application.

Additionally, manufacturers section drawings as 1:20 scale (as well as 1:5 scale) have been prepared by the Genesis Design Studio and are submitted with this application, as required by part (ii) of condition 10. Technical specification sheets, prepared by Bauder, which demonstrate the construction and materials to be used have also been submitted.

Finally, details of the planting species and density have also been submitted, as required by part (iii) of condition 10.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge Condition 10:

- Completed Application Form and
- Maintenance Plan, prepared by Bauder;
- Detailed Section Drawings, prepared by Genesis Design Studio;
- Technical Specification Sheets, prepared by Bauder; and
- Wildflower Blanket Species List, prepared by Bauder.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee [REDACTED] has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Kris Vasili [REDACTED] or Belinda Neilson [REDACTED] of this office.

Yours faithfully,

[REDACTED]

Newmark

[REDACTED]

Encs. As above