

Application ref: 2025/1661/P  
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Date: 6 May 2025

**Development Management**  
Regeneration and Planning  
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Newmark  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**55 Tottenham Court Road and 16-24 Whitfield  
Street  
London  
W1T 2EL & W1T 2RA**

#### **Proposal:**

Details to discharge Condition 10 (Living Roof) of planning reference 2023/3808/P dated 14/12/23 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 facades at Whitfield Street and Tottenham Court Road elevations; partial new replacement facades 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.

Drawing Nos: 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.

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

#### **Informative(s):**

- 1 Reasons for approval:

As condition 10 part (i) requires, a detailed Maintenance Plan has been submitted as part of this application. Additionally, manufacturers section drawings as 1:20 scale (as well as 1:5 scale) have been submitted with this application, as required by part (ii) of condition 10. Technical specification sheets 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.

The biodiverse, substrate-based extensive living roofs with wildflower planting are considered to be suitable for the site and to be of sufficient substrate depth to support the species proposed. They will enhance the landscaped appearance and biodiversity of the site.

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

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

- 2 You are reminded that conditions 9 (ASHP), 11 (PV panels) and 12 (Reuse of recycling of demolition waste) of Ref. 2023/3808/P dated 14/12/23 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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