

Mr Guy Bransby
Jones Lang LaSalle
22 Hanover Square
London
W1S 1JA

Application Ref: **2012/3235/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

16 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Variation or Removal of Condition(s) Granted

Address:
Clifton House
83 -117 Euston Road
London
NW1 2RA

Proposal:
Variation of condition 4 (green/brown roof details) and variation of condition 2 (development in accordance with approved plans) of planning permission (ref. 2010/1840/P granted on 28/06/10 for change of use of first, second, third, fourth, fifth and sixth floors of existing office building in order to create a hotel) to provide a biodiverse hedge on the 7th floor level of the building.
Drawing Nos: Site Location Plan; Additional drawings 518.E.01; planting images dated 12/06/18.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 2 of planning permission reference 2010/1840/P granted on 28/06/2010



is hereby removed subject to the following replacement condition being imposed:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Transport assessment; Sustainability report; Transport servicing and management plan; Construction management plan; Acoustic report; Planning statement; Framework travel plan; Site Location Plan; PGF REV B; P1F REV B; P2F; P3FA; P4F; P5F; P6F; PRF; SF; E1F; E2F; E3F; 381.GA.01 REV A; 381.GA.02 REV A; 381.GA.03; 381.GA.04; Marketing Report for 101 Euston Road, 2nd June 2010; Jones Lang LaSalle Statement for Clifton House 101 Euston Road; LR Blackshaw Associates Sustainability response, 2nd June 2010; Steer Davies Gleave letter response to transport planning comments ref 22241001; Available Space document; Jones Lang LaSalle letter dated 21 June 2012; 518.E.01; planting images dated 12/06/18.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Condition 4 of planning permission reference 2010/1840/P granted on 28/06/2010 is hereby removed subject to the following replacement condition being imposed:

REPLACEMENT CONDITION 4

A living bio diverse hedge shall be installed at the 7th floor terrace in accordance with the drawing hereby approved prior to the occupation of the building. These works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policy CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity of the London Borough of Camden Local Development Framework Core Strategy; and policy DP22 - Promoting sustainable design and construction, of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant conditions of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission.
- 2 Reasons for granting planning permission.

The proposed variation of conditions 2 and 4, would not materially deviate from the reasons stated for granting the parent permission as set out in the approval (ref 2010/1840/P) granted on 28/06/2010. More particularly the reworded conditions would still ensure that biodiversity measures are implemented on site.

- 3 You are advised that all conditions relating to planning permission 2010/1840/P granted on 28/06/2010 which need details to be submitted, have been approved.

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