

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/03/2010	
		N/A		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Amanda Peck				2010/0495/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 - 17 Tavistock Place London WC1H 9SH				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Submission of details pursuant to condition 10 (feasibility report for green roof) of planning permission dated 12/05/2009 (ref no. 2009/0067/P) for change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) plus alterations and extensions.							
<b>Recommendation(s):</b>		Grant permission					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	n/a						
<b>CAAC/Local groups* comments:</b> *Please Specify	n/a						

### Site Description

The site is located on the northern side of Tavistock Place, between Marchmont Street and Tavistock Square within the Bloomsbury Conservation Area. The site comprises a substantial four storey building with basement level accommodation laid out in a 'U' shape, with the principal front elevation to the Tavistock Place frontage, and two rear wings on either side boundary. The existing building is not listed; however it is considered to make a positive contribution to the character and appearance of the conservation area.

### Relevant History

2009/0067/P - Change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) including alterations and extensions by way of the erection of a four storey rear extension in the courtyard, replacement of windows, provision of external stairwells to the rear of the site, alterations to the main entrance and rear elevations, and landscaping of the courtyard. Approved 12 May 2009.

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan 2006**

N5 – Biodiversity

SD9B - Resources and energy

**Camden Planning Guidance December 2006**

## **Assessment**

Condition 10 states that “a feasibility report for incorporation of a biodiverse and water retaining green roof over the new extension shall be carried out to the reasonable satisfaction of the local planning authority”.

In line with Policy N5, which seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment, the applicants were encouraged to investigate the possibility of introducing green/brown roofs into the original scheme. It was accepted that the floor-loading of the existing building precluded the use of green/brown roofs and the condition therefore relates specifically to the new extension only. It was also acknowledged at the time of assessment that it would not be possible to have a green/brown roof on the entire roof area of the new extension because part of the roof will be used for solar panels and essential plant equipment (lift condensers and water storage tanks).

## **Assessment**

The applicants have submitted a study that shows of the 112 square metres of new roof area only 35 square metres is available for a potential green roof (in three areas measuring approximately 15sqm, 14sqm and 8sqm). They have stated that rest of the roof area is needed for access from the roof hatch to the lift enclosure and plant equipment, which needs to be accessed for maintenance 3-4 times annually. They have stated that there are health and safety issues with allowing servicing engineers to service the mechanical plant by potentially having the walk across wet grassed areas with heavy equipment, as it could be slippery.

The applicants have stated that the environmental benefits of the new green roof will be minimal and not commensurate with the cost of installing and maintaining the roof (£10,000).

There is some debate whether such a large access area is needed around the roof top plant. However even if the area around the condensers were suitable for a green roof (approx 18sqm extra), there is still a large proportion on the roof taken up with the lift, roof hatch and other equipment and an area of only 53sqm in total could be provided, almost half of which is in a strip some 1.1m wide. It is therefore considered that the environmental benefits of such a roof would be minimal.

## **Recommendation**

It is considered that the feasibility study and additional information are correct and it is not feasible to provide a green roof. It is therefore recommended that the condition is approved.

## **Disclaimer**

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