

Mr Antony Cain
Casson Conder Partnership
29a Thurloe Place
London
SW7 2HQ
United Kingdom

Application Ref: **2014/7085/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

18 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**New Premier House
150 Southampton Row
London
WC1B 5AL**

Proposal:

Details of conditions 4 (hard and soft landscaping), 6 (bird boxes), 7 (green roof) and 16 (sound insulation) granted under reference 2013/5917/P dated 22/05/14 (for extension at 8th floor level and change of use of part lower ground floor and 1st to 7th floors to 107 bedrooms of student accommodation (Sui Generis)).

Drawing Nos: PL001B; PL002; PL003; Sky Garden Q37 Specification ref SG70809 dated 07/10/2014; Sedum Blanket System (SGS02); Sky Garden System Data Specification; Schwegler Nest Boxes sheets; Acoustics 50 sheets.; Sky Garden Wildflower Seed Mix Technical Data, Ref VGSDWF04; Email from Casson Conder Partnership Architects dated 17/12/2014.

The Council has considered your application and decided to approve details.



Informative(s):

1 Reasons for granting permission:

Condition 4: The proposed landscaping to the rear upper floor levels of the building is considered to be satisfactory in demonstrating that a high quality of landscaping, which contributes to the visual amenity and character of the area, will be achieved. The details submitted are therefore sufficient to discharge condition 4 of planning permission 2013/5918/P.

Condition 6: The proposal details that 4x Schwegler No. 16 Swift boxes will be installed at rear eighth floor level. Specifications of the proposed boxes have been provided. Such features will conserve and enhance wildlife habitats and biodiversity measures within the development. The details submitted are therefore sufficient to discharge condition 6 of planning permission 2013/5918/P.

Condition 7: The proposal includes a sedum green roof. The submitted details satisfactorily demonstrate that the green roof is suitably designed and secures measures for on-going maintenance. The green roof will improve the biodiversity value of the site. During the course of the application further details were submitted, incorporating Wildflower Seed Mix within the species. It was also confirmed that sufficient substrate depth is available for the Wildflower Seed Mix. The details submitted are therefore sufficient to discharge condition 7 of planning permission 2013/5918/P.

Condition 16: The proposal details sound insulation measures on the rooms fronting onto Southampton Row at upper floor level, including the internal lining of walls and internally located acoustic blinds (specifications also provided). These measures will safeguard the amenities of future occupiers, adjoining premises and the area generally.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.9, 5.10, 5.11, 7.15 and 7.19 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

2 You are advised that all conditions relating to planning permission 2013/5917/P granted on 22/05/2014 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment