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Application Ref: **2015/0503/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

20 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Bourne Estate South  
Portpool Lane  
London  
EC1N**

Proposal:

Details of the green roof to Block 2 required by condition 18 of planning permission 2012/6372/P (as amended by 2014/6181/P) dated 31/10/2013 (for mixed use development comprising two new buildings).

Drawing Nos: PC18-246, Product Data Sheet Plug Plant Listing, Technical Information Sheet Lindum Sedumplus MAT, Maintenance Data (MDS Sedum & Wildflower Plug Extensive Green Roofs 05\_2013 Rev 0) and Q37 NBS Specification (NB\_MedO\_Inv\_Ext\_Bio\_WildB) dated 30/01/2015 Rev A.

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

Informative(s):

- 1 Reason for granting permission:

The submitted details for the green roof are acceptable, are in keeping with the wording of the condition and have met the satisfaction of the Council's



Sustainability Officer.

The green roof would provide 47% sedum planting and would have a biodiverse section occupying the remaining 53% in accordance with the condition.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3 and 5.11 of the London Plan 2011; and paragraphs 14, 17, 93-108 and 126-141 of the National Planning Policy Framework.

- 2 The applicant is advised that the following conditions associated with planning permission 2012/6372/P dated 31/10/2013 require the submission of further details: 4 (sample panels), 7 (landscaping), 17(c) (contaminated land assessment), 20 (privacy screens), 21 (bat survey), 24 (drawings/samples), and 25 (brick samples).

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



Ed Watson  
Director of Culture & Environment