

The Development Control Manager
London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

FAO Mr Michael Cassidy

16 April 2015

Our Reference: 13/800
BY PLANNING PORTAL PP-04128495

Dear Sirs,

**THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED
277A GRAY'S INN ROAD, LONDON WC1X 8QF
APPROVAL OF DETAILS APPLICATION – CONDITION 6, 21 & 22**

We write on behalf of our client, Regal GI Limited, to request that the London Borough of Camden discharge Conditions 6 (Landscaping), 21 (living roofs) and 22 (habitat management plan), attached to planning permission 2014/4267/P.

The scheme for the comprehensive redevelopment of 277a Gray's Inn Road, London WC1X 8QF was approved by the Council on 10 October 2014.

The development comprises:

“Demolition of existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads Street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works.”

This application seeks to discharge three of the pre-commencement (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) conditions (6, 21 and 22). Each condition is addressed in turn below, with a brief summary and explanation of the details provided, for ease.

a. Condition 6

Condition 6 states:

*No development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of **hard and soft landscaping and means of enclosure of all un-built, open areas** have been submitted to and approved by the local planning authority in writing. Such details shall include the following:*

*a. **lighting** to the open space and on-site public areas*

*b. external **CCTV and security monitors/fixtures***

*c. **measures to prevent vehicles** from entering the site*

*d. the **courtyard planters** including sections, materials and finishes and planting schedules including a detailed scheme of maintenance and irrigation*

*e. design of integrated **play equipment** including details of materials and finishes*

*f. **samples of all ground surface materials and finishes***

*g. a **sample panel of the boundary wall** to the Birkenhead Estate demonstrating the reclaimed brickwork, showing the face-bond (including hit and miss) and pointing*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Details of the hard and soft landscaping are provided in the Landscaping Proposals document, prepared by Tyrens UK, below is a summary of the proposals:

- **Details of external lighting to the public realm areas** – lighting types include columns and strips within the public realm, wall and soffit mounted light fittings to the building entrances, and soffit/wall-mounted lighting to the entrance from Gray's Inn Road, and up-lighting to complement the proposed planting. All lighting would be controlled by the concierge. Further details are provided at pp.10-11 of the Landscaping Proposals document.
- **CCTV and security monitors/fixtures** – details are provided at p.12 of the document and are consistent with the details submit for the s106 public realm obligation.
- **Measures to prevent vehicles from entering the site** – details of collapsible bollards are provided at p.13 of the document.
- **Courtyard planters** - are key to enlivening the public realm. For sections, materials and finishes (see pp.6-7) and planting schedules (see p.35) including a detailed scheme of maintenance (see Appendix D) and irrigation (see p. 8).
- **Integrated play equipment** – the play area has a simple strategy of providing an undulating surface (recycled rubber crumb in a range of primary colours) contained by curving low walls, which provides opportunities for 'Movement' (running, jumping, climbing, balancing, rolling). The materials and detail finishes of the area are outlined at pp.9 and 32.
- **Sample of ground surface finishes** - In terms of samples of all ground surface materials and finishes, these are available and can be delivered directly to the Council. Samples include natural granite paving blocks/flags, yorkstone paving, natural clay dutch-type paving, safety surfacing and paving/play mound interface – see pp.5 & 28-32 for build-up details.
- **Sample of hit and miss brickwork** – a sample wall will be instructed and we will notify the council when it is ready to be viewed.

The materials and detailing proposed are of a high quality, and thought has been given to the preparation of management plans, in order to create a welcoming, vibrant and well maintained public realm. The landscaping details are also consistent with the proposals put forward and approved by the Council during the course of the application and the details submitted under Clause 4.19 Public Realm of the s106 agreement, dated 10 October 2014.

b. Condition 21

Condition 21 states:

*Prior to the commencement of development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), full details of biodiverse, **substrate-based extensive living roofs** shall be submitted to and approved by the Local Planning Authority in writing. The details shall include*

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 demonstrating the construction, materials used and a variation of substrate depth with peaks and troughs*
- iii. full details of planting species and density*

The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Details of the substrate-based extensive living roofs are provided in the Landscaping Proposals document, prepared by Tyrens UK.

The development comprises brown and sedum roofs, the plan at p.17 shows the locations across the site.

c. Condition 22

Condition 22 states:

The development shall be implemented in accordance with the ecological enhancements recommended in the ecology appraisal hereby approved, including the implementation of a Habitat Management Plan prepared by a suitably qualified ecologist.

*Prior to commencement on the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), details of **bird and bat box locations and types and indication of species to be accommodated** shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.*

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

A Habitat Management Plan, prepared by Environ, accompanies this application. It accords with the recommendations of the approved Ecology Appraisal and has been prepared by Laura Sanderson CEnv MCIEEM.

d. The Application Package

The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Limited;
- Landscape Proposals, prepared by Tyrens UK; and
- Habitat Management Plan, prepared by Environ.

We have paid the requisite fee of £97.00 via the Planning Portal. We would be grateful if you can issue a receipt.

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Rebecca Dewey on 020 3725 3849 (rdewey@iceniprojects.com) or Kieron Hodgson on 020 3435 4218 (khodgson@iceniprojects.com), of this office in the first instance should you have any questions

Yours faithfully,



Rebecca Dewey
ICENI PROJECTS

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Mr G Whyte

Regal GI Limited