

Mr Anthony Plumbly
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/1978/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

28 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Charlotte Street & 65 Whitfield Street
London
W1T 4QP

Proposal: Details of green and brown roofs required by Condition 10 of planning permission 2010/6873/P dated 04/05/2012 (for the redevelopment of the Saatchi Block)

Drawing Nos: P2150-01, P3212-01, P5506-01 and Green Roof Planting by del Buono Gazerwitz Landscape Architecture undated

Informative(s):

- 1 Reason for granting approval of details

The applicant previously submitted details of condition 10 that were found to be acceptable (ref: 2012/6824/P dated 08/03/2013). However, the applicant has revised the design of the green/brown roof and as such has submitted this further application.

The details submitted are considered to be sufficient to satisfy the requirements of the condition. The proposed green roof is considered to contain plants that are suitable for the site and the range of species will enhance the bio-diversity of the



area. The depth of the substrate is considered to be sufficient for adequate growth. The maintenance plan is considered to demonstrate that the planting will be sustainable.

No objections have been received prior to making this decision. The sites 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, under s.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 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, and DP25 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, 5.12, 5.13, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 6c (verification report), 11b (details of upper floor windows to 67-69 Chitty Street), and 11d (enclosure of lightwells), 12 (sample panel), 13 (bird and bat boxes), 15 (roof terrace details) and 16 (A3 ventilation) of planning permission 2010/6873/P dated 04/05/2012 remain outstanding and require further details to be submitted.

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