

Ms Rebecca Dewey
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2015/2283/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

13 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
277A Gray's Inn Road
London
WC1X 8QF

Proposal: Details of landscaping, living roofs and ecology required by conditions 6, 21 & 22 of planning permission 2014/4267/P dated 10/10/2014 (for demolition of existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units)

Drawing Nos: Cover letter prepared by Iceni Projects Limited dated 16/04/2015; Landscape Proposals prepared by Tyrens UK dated 13/04/2015; Habitat Management Plan prepared by Environ dated April 2015; and email from Iceni Projects dated 04/08/2015.

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

Informative(s):

- 1 Reason for granting permission:

The application has submitted details seeking to satisfy the requirements of conditions 6, 21 and 22 of planning permission 2014/4267/P, granted on 10/10/2014, for the demolition of the existing building and comprehensive mixed-use redevelopment of the site.



Condition 6 requires full details of hard and soft landscaping and means of enclosure of all un-built, open areas to be submitted to and approved in writing. Details of the hard and soft landscaping have been provided in the Landscaping Proposals document, prepared by Tyrens UK. The covering letter from Icen Projects dated 16/04/2015 accompanying this application provides a summary of these proposals. The materials and detailing proposed are of a high quality and detailed management plans have been prepared in order to create a welcoming, vibrant and well maintained public realm. The landscaping details are also consistent with the proposals put forward under Clause 4.19 Public Realm of the s106 agreement, dated 10 October 2014. The details have been reviewed by the Council's Trees and Landscape team and are considered sufficient to satisfy the requirements of Condition 6.

Condition 21 requires full details of biodiverse, substrate-based extensive living roofs to be submitted and approved in writing. 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 with their locations across the site detailed in the document. These details have been reviewed by the Council's Trees and Landscaping team and Sustainability team who both consider their contents sufficient to satisfy the requirements of Condition 21.

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. It also requires details of bird and bat box locations and types and indication of species to be accommodated to be submitted to and approved in writing. 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. The Plan has been reviewed by the Council's Sustainability team who consider its contents sufficient to satisfy the requirements of Condition 22.

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.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Conditions 6, 21 and 22 and the details are in general accordance with 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. The proposed development also accords with policies 5.3,

5.9, 5.10, 5.11, 5.12, 5.13, 7.4, 7.6, 7.8 and 7.19 of the London Plan 2015; and paragraphs 14, 17, 56-66, 93-108 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that conditions 3 (sample materials), 5 (sample panels), 9(b) (ground investigation), 10 (cycle parking), 13 (extract ventilation), 14 and 15 (privacy screens), 16 (refuse and recycling storage), 17 (piling), 23 (sustainable urban drainage), 24 (acoustic report) and 25 (plant noise assessment) of planning permission 2014/4267/P dated 10/10/2014 remain outstanding and require the submission, and approval, of further details.

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