

Mr Rob Squibb
PRP Architects
PRP Architects
10 Lindsey Street
London
EC1A9HP

Application Ref: **2015/3794/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

15 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Maiden Lane Estate
Maiden Lane
London
NW1 9UJ

Proposal:

Details required by condition 4 (materials), condition 5 (sample panel of facing materials), 27 (bird nesting and bat boxes) and 28 (green and brown roofs) of planning permission 2012/5552/P dated 03/03/2015 (Redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping).

Drawing Nos: C6226-EAS-003E; Photo of Colorcoat Prisma; RIL10205-300A; 525399-01E; Mock Up Photo 1; Mock Up Photo 2; Mock Up Photo 3; AA1692C/3.1/210D; 131665/E/4110C2; AA1692C/3.1202E; AA1692C/6.01/010; AA1692C-06-01-100; AA1692C-18-07; Green Roof Management Plan dated 06 October 2015.



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

Informative(s):

1 Reason for granting permission:

Condition 4: The proposed materials are considered to be satisfactory in demonstrating that the appearance of the premises and the character of the immediate area will be safeguarded. The details submitted are therefore sufficient to discharge condition 4 of planning permission 2012/5552/P.

Condition 5: The proposed sample panel of the facing materials are considered to be satisfactory in demonstrating that the appearance of the premises and the character of the immediate area will be safeguarded. The details submitted are therefore sufficient to discharge condition 5 of planning permission 2012/5552/P.

Condition 27: The proposed bird boxes are considered to be well located and the plans clearly show the types of boxes provided and their orientation. Such features will conserve and enhance wildlife habitats and biodiversity measures within the development. The details submitted are therefore sufficient to discharge condition 27 of planning permission 2012/5552/P.

Condition 28: The proposal and the level of detail are considered exemplary. The management plan is considered sufficient to demonstrate that the living roofs are sustainable and will be well maintained. The details submitted are therefore sufficient to discharge condition 28 of planning permission 2012/5552/P.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5, CS13 and CS15 of the London Borough of Camden Local Development Framework Core Strategy. The proposed development also accords with policy 5.3, 7.3 and 7.19 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 56-66 and 118 of the National Planning Policy Framework.

2 You are reminded that conditions 15 (ventilation details), 34 (employment space plan), 39 (post-completion CfSH certificate), 40 (BREEAM statement for the commercial units), 42 (residential travel plan), 43 (workplace travel plan), 46 (electric vehicle charging points), 47 (car club bays), 49 (health care facilities engagement), 50 (community facilities contribution), 51 (travel plan contribution), 52 (bus capacity contribution), 53 (legible London contribution), 54 (London cycle hire contribution), 55 (Bus stop contribution), 56 (highway works contribution), 57 (education contribution) of planning permission 2012/5552/P granted on 22/03/2013 are outstanding and require details to be submitted and 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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment