

Mr Will Rimell
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2016/0290/P**
Please ask for: **Josleen Chug**
Telephone: 020 7974 **4672**

10 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21-31 New Oxford Street
London
WC1A 1BA

Proposal:
Details of blue roof (water storage) in relation to condition 16 of 2014/5946/P, for; Remodelling, refurbishment and extension of existing former postal sorting office (Sui-generis use), including formation of a new public roof terrace, private terraces, wintergardens, roof top plant and new entrances in connection with the change of use of the building to offices (Class B1), retail/restaurant/doctors' surgery uses (Classes A1/A3/D1) and 21 affordable housing units (Class C3), along with associated highway, landscaping, and public realm improvement works.

Drawing Nos: Statement provided by Arup dated 14th January 2016 ref 230602

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for granting:
The details submitted provide for suitable means of capturing and storing water at



roof level during storm events by means of a surface water catchment and attenuation system. The system has been designed to achieve a 50% reduction in the existing storm water outflow in accordance with London Plan requirements. The attenuation system will capture storm water from an area of 4028sqm which is 96% of the site rainfall area. In addition the roof attenuation cells would ensure a total outflow of 24.81l/s which is in accordance with the requirements of the London Plan. The details submitted are therefore sufficient to discharge condition 16 of planning permission 2014/5946/P.

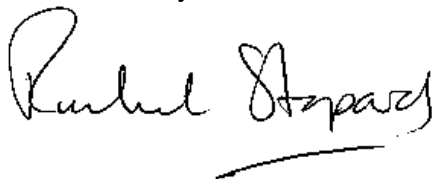
The proposed development is in general accordance with policies CS5 and CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 5.13 of the London Plan 2015, consolidated with alterations since 2011 and paragraphs 93, 94 and 99 of the NPPF.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment