

Mrs Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/2536/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Wates House
22 Gordon Street
London
WC1H 0QB

Proposal:

Details of soft and hard landscaping required by Condition 4 of planning permission 2014/3486/P dated 22/08/2014 for: enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, provision of external cycle parking and landscaping, following substantial demolition of the building, in association with its complete refurbishment to provide university accommodation (Use Class D1).

Drawing Nos: BD 0112 DD 001 R12; BD 0112 DD 002 R06; BD 0112 DD 003 R04; BD 0112 DD 004 R01; BD 0112 DD 005 R03; BD 0112 DD 006 R04; BD 0112 DD 101 R05; BD 0112 DD 102 R05; BD 0112 DD 300 R00; BD 0112 DD 302 R02; BD 0112 DD 303 R02; BD 0112 DD 305 R02; BD 0112 DD 307 R04; BD 0112 DD 309 R03; BD 0112 DD 310 R03; BD 0112 DD 311 R02; BD 0112 DD 312 R03; Design & Access Statement dated February 2016; BD 0112 SD 803 R05; Tree protection plan & arboricultural method statement prepared by tree: fabric dated Jan 2016; 1410_DWG_32_510_T1

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



Informatives:

1 Reason for granting permission

The submitted scheme concerns the landscaping of the rear garden area of a listed terrace. Currently the rear gardens are very depressed and this scheme for their enhancement would improve the overall appearance of the historic buildings and create an attractive recreational outdoor space for student use. The planting strategy would create an attractive garden like space and would contribute to biodiversity.

There are existing areas of York stone paving at basement level around the back doors of the listed terrace. The historic paving contributes to the setting of the listed terrace. It is important that the paving is left in situ and that it is not lifted, cut and relaid. The submitted details have been significantly revised so as to retain the mature Ash tree and the York stone paving adjacent to the listed terrace. The York stone would be retained and cleaned in its original location. The replacement steel stairs will include cycle access ramps either side to allow students to wheel their bikes into the cycle storage area. The cycle parking and amenity area will be divided by a raised timber planter with a timber fin fence fixed to the side to provide a 1.8m high division. The design of the cycle access route and entrance way adjacent to 20 Taviton Street would allow the cycle parking to be easily accessible.

A number of trees and shrubs would be removed to facilitate development. The Arboricultural Survey identifies the Privet (T2), Portuguese Laurel shrub (T4), Laurel shrub (T5) and a small group of Field Maple (G6) as category C trees. Given their location between Campbell House, The Christopher Ingold Lecture Theatre and Wates House, their removal would not have a significant impact on the visual amenity of the locality. The mature Ash would be retained with a raised planter installed around it. The tree protection report demonstrates how this tree would be protected during construction works.

Three small sections of curtilage brick walls within the terrace gardens would be removed to provide enhanced access to both Campbell House and 22 Gordon Street, and to the proposed cycle parking racks. Whilst the principle of these works is considered acceptable an informative would be included on the decision confirming that listed building consent would be required for these works.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or 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, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

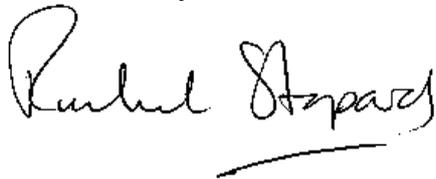
- 2 You are reminded that part (e) of condition 3 (sample of screening to rooftop plant) and conditions 10 (biodiverse roof) and 12 (hard and soft landscaping - curtilage of Wates House) of planning permission granted on 22/08/2014 ref 2014/3486/P are outstanding and require details to be submitted and approved.
- 3 You are reminded that the removal of sections of curtilage wall at the rear of 20-24 Taviton Street would require listed building consent.

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