

15 November 2016

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**FAO Gavin Sexton**

Dear Gavin,

**Wates House, 22 Gordon Street: Submission of details pursuant to Condition 10 of planning permission 2014/3486/P**

On behalf of our client, University College London ("UCL") (the applicant), please find enclosed details pursuant to Condition 10 of planning permission 2014/3486/P.

**Application Context**

Planning permission was granted for works relating to the substantial refurbishment and extension of Wates House on 22 August 2014 (ref. 2014/3486/P). The full description of development was:

*"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)"*

This submission seeks to fully discharge Condition 10 of this planning permission.

**Condition 10**

Condition 10 of planning permission 2014/3486/P states:

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*"Prior to commencement on the relevant part of the development a plan showing details of the biodiverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter permanently retained and maintained in accordance with the approved scheme of maintenance."*

**Reason**

*"To ensure that the green roof is suitably designed and maintained in accordance with the requirements of 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."*

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A drawing pack has been submitted with the application. It includes details of the biodiverse roof, as required by Condition 10.

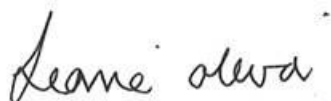
The full drawing list is set out in the table below.

Drawing Number	Drawing Title
RAK017715/Key Plan	Sections Key Plan
1410_DWG_00_209 C6	Roof Plan Proposed
RAK017715/003 Rev A	Transition Between Roofs RFS-04 & RFS-07C
RAK017715/005 Rev A	Vertical AOV Head/Roof Gutter Edge
RAK017715/013 Rev B	Sloped Sedum Parapet Detail
RAK017715/014 Rev A	Stair Core 01 Detail
RAK017715/015 Rev A	Stair Core 02 Detail
RAK017715/016 Rev A	Sloping Sedum Roof Detail
8583 - 2	Hydrosoil Extensive Green Roof System
Green Roof Maintenance 22 Gordon Street	Green Roof Maintenance - UCL
GreenRoof-Maintenance-04-2012	Green Roof Maintenance - Axter

The application has been submitted via planning portal. The associated application fee of £97.00 has been paid via cheque, sent under separate cover.

I trust that the enclosed information is sufficient to allow Condition 10 to be fully discharged. Should you have any queries with the application, please do not hesitate to contact my colleague Ellie Bird on 020 7007 3891 or [ebird@deloitte.co.uk](mailto:ebird@deloitte.co.uk).

Yours sincerely,



**Leonie Oliva**  
Deloitte LLP