

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

Application Ref: **2016/6280/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

6 February 2017

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Wates House
22 Gordon Street
London
WC1H 0AJ

Proposal:

Details of green roof as required by condition 10 planning permission 2014/3486/P (dated 22/08/14) 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' (abbreviated).

Drawing Nos: RAK017715/Key Plan; 1410_DWG_00_209 C6 (Roof Plan Proposed); RAK017715/003 Rev A (Transition Between Roofs); 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); AXTER Q37 HYDROSOIL SEDUM/80 System Spec2 Rev2 (dated 25th January 2017); Green Roof Maintenance sheet by UCL Nov16.Revision 1.1; GreenRoof-Maintenance-sheet by Axter, 04-2012.

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



Informatives:

1 Reasons for granting permission.

Condition 10 states "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 details submitted propose a pre-grown Mixed Sedum vegetation blanket with additional Wildflower and native provenance seed sown, on a crushed recycled brick, pumice and organic compost substrate to a depth of approximately 80mm graded. This approach is consistent with the proposals at the original planning stage and is acceptable.

The details of the green roof build up are acceptable. The maintenance scheme identifies that the planted roof is one of a number of similar installations on the UCL Estate which will be included within the existing maintenance schedule of their landscaping contractors. This will ensure that short term plant dieback will be replaced and longer term maintenance is provided for.

The proposed development is 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.

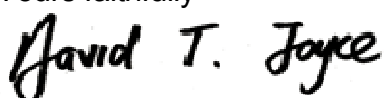
- 2 You are advised that all conditions of planning permission granted on 22/08/2014 (ref 2014/3486/P) which require details to be submitted, have now been approved.
- 3 In the event that wildflower seeding is to be sown following installation of the sedum mat, you are advised to liaise with the manufacturer to ensure it is applied in a manner which preserves the viability and health of the green roof.

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



David Joyce
Executive Director Supporting Communities

