

our ref: 2015/1746/P  
your ref: TV/Q50105  
email: tom.vernon@quod.com  
date: 27 September 2017



David Fowler  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall Judd Street  
London  
WC1H 8ND

Dear David

**61-65 CHARLOTTE STREET, LONDON, W1T 4PF**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**APPLICATION TO DISCHARGE CONDITION 10 ATTACHED TO PLANNING DECISION NOTICE REF.**  
**2015/1746/P**

I am instructed by our client, Merchant Land Investments Ltd, to submit an application for approval of details reserved by condition 10 attached to planning permission 2015/1746/P, which approved the following development:

**“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats (2 x one-bedroom/studio, 2 x two bedroom, 2 x three-bedroom) on the upper floors, office accommodation at ground and lower ground floors and shopfront alterations.”**

Camden Council granted planning permission on 8<sup>th</sup> January 2016, at which point the decision notice was issued. Condition 10 attached to the permission states the following:

**“Green roof details and installation**

**Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include 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 green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.**

**Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core**



**Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.**i) Green Roof Species and Planting Density

Detail on the species for the green roof is included on the enclosed ER1F plant specification document which also provides the planting density. This is re-provided below:

Sowing Rates		
Kg/ha	Kg/acre	g/m <sup>2</sup>
10	4	1

ii) Substrate

The green roof will use a Bauder Extensive Substrate System this is a lightweight growing material that is formulated to meet FLL guidelines – full detail of the substrate system is provided on the Technical Summary Sheet enclosed.

iii) Green Roof Section

For ease of reference the Proposed First Floor Plan (Drawing Ref: C.12.03) has been included to highlight the location of the green roofs.

Drawings Refs: C.37.03 and C.37.04 (Green Roof Type R3 & R4) are sections at a scale of 1:5 (providing greater detail than that required by the wording of the condition) and demonstrate adequate depth is available in terms of the construction and long term viability of the green roof.

iv) Scheme of Maintenance Programme

The proposed scheme of maintenance is provided within the enclosed green roof maintenance programme document. This document splits the maintenance programme into two procedures comprising preliminary maintenance and maintenance on the vegetation and green roof system.

Merchant land Investments Ltd have confirmed the maintenance detailed within this document will be completed every 12 weeks in line with guidance that roof maintenance is best carried out twice to four times annually.

The enclosed submission comprises 4 copies of the following

- Signed application form;
- Bauder Substrate System – Technical Summary;
- ER1F – Wild flowers for green roofs species specification;
- Proposed First Floor Plan – Drawing Ref: C.12.03;

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- Green Roof Type R3 – Drawing Ref: C.37.03;
- Green Roof Type R4 – Drawing Ref: C.37.04;
- Eco Greenroofs Maintenance Programme; and
- Application fee cheque in the amount of £97 made payable to 'London Borough of Camden'.

If you require additional information or wish to discuss the enclosed then please don't hesitate to contact me to discuss.

Yours sincerely



Tom Vernon  
Director