

Mr Simon McCafferty  
SADA Architecture  
26 George Street  
St Albans  
Hertfordshire  
AL3 4ES UK

Application Ref: **2017/4207/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

15 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Camden Studios**  
**Camden Street**  
**London**  
**NW1 0LG**

Proposal: Details required by condition 26 (feasibility of green roofs, relating to the Camden St site only) attached to planning permission ref 2013/1969/P dated 30/10/13 (for the redevelopment of 30 Camden Street to provide a block for 14 flats; redevelopment of 67-72 Plender Street to provide two blocks for a new community centre, retail units and 31 flats; plus new public open space next to Bayham Place).

Drawing Nos: Letter from Middlemarch Environmental dated 9.11.17; letter from SADA dated 17.11.17; 300SK revP02; 634-AP-0201 revC

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

Informative(s):

- 1 Reasons for granting approval

The condition requires submission of plans demonstrating the feasibility or



otherwise of providing green roofs to each block. The applicant justifies that they are not feasible on this particular site, on grounds of maintenance and access difficulties and the costs involved for the client (the Council in this case). Moreover 2 of the 4 flat roofs will be almost entirely covered by PV panels, thus preventing the possibility of creating adequate green roof cover. A supporting statement from an ecological consultant confirms that the approved landscape plans for this site without a green roof show that adequate measures are being undertaken to enhance biodiversity within the development.

It is noted that the lack of green roofs was considered acceptable at the time of assessing the original scheme for the overall project at both Plender and Camden Streets, ref 2013/1969/P. The green roofs were deemed too expensive given the limited viability of the overall project and there would be provision of significant new open space as soft landscape or permeable surfaces, which is a net gain in contrast to the existing hard surfaced areas of playground, forecourts, driveways and garage buildings. Thus it was concluded that there would be considerable improvements in biodiversity and sustainable drainage overall. These considerations have not altered since then. It is considered that the lack of green roofs is acceptable in these circumstances.

The full impact of the proposed development has already been assessed.

As such, the proposed details are 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 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

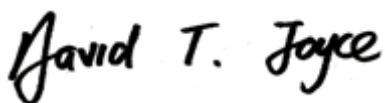
- 2 You are reminded that conditions 14 (sound insulation) and 18b (contaminated ground investigation), in relation to the CAMDEN STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.

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  
Director of Regeneration and Planning

