

9th May 2018



Mr Jonathan McClue
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Dear Jonathan,

**LAND TO WEST OF ROYAL MAIL SORTING OFFICE BOUNDED BY PHOENIX PLACE,
MOUNT PLEASANT, GOUGH STREET & CALTHORPE ST. CAMDEN WC1**

**SUBMISSION OF DETAILS PURSUANT TO CONDITION 21 (GREEN/BROWN ROOFS) OF
PLANNING PERMISSION 2013/3807/P.**

SECTION P1

On behalf of our client, Taylor Wimpey Central London, the enclosed application is being submitted to provide details pursuant to Condition 21 of the above planning permission in relation to the first phase of development – Section P1.

The development permitted by planning permission 2013/3807/P is “*comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724sqm (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3 D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx. 196 spaces) cycle parking, residential cycle parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works*”.

Condition 21 states:

“Notwithstanding the approved plans, full details in respect of the green / brown roof shall be submitted to and approved by the Local Planning Authority before the relevant Section of the development commences.

The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);*
- b) laid out in accordance with plans hereby approved; and*
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).*

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.



The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

This condition can be discharged on a Section by Section basis.”

Along with the requisite application form please find enclosed the following information which has been submitted online via the planning portal for approval:

- Drawings prepared by Broadway Malyan; and
- Green Roof Specification document, including green roof plant schedule and maintenance strategy, prepared by Broadway Malyan.

A payment in £116 in respect of the application fee has been paid online on the planning portal via credit card.

The Condition requires the green roof details approved for each building to be implemented prior to occupation of the relevant building. It is planned to handover Block A for occupation in two phases (estimated Q4 2020 and Q4 2021 respectively). Enclosed drawing 32875 GSD-27-003 P3 shows the roof plan handover strategy for the phases demonstrating when the approved green roofs can be delivered. The intention is that if approved, this drawing will allow for the first residential handover phase of Block A to be occupied before the green roof for the second handover phase is delivered. The green roof for the second handover phase of Block A will be delivered prior to occupation of the second handover phase.

We trust the enclosed information is acceptable to enable the partial discharge of Condition 21 in relation to Section P1. If you require further information, please contact Tom Hawkley of this office at the above address.

Yours sincerely,

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Encls.