

Application ref: 2018/2075/P
Contact: John Diver
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Date: 21 June 2018

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

New Students Centre
Land between 26 Gordon Square and 15 Gordon Street (including Bloomsbury Theatre)
London
WC1H

Proposal: Submission of landscaping details as required by condition 5 of planning permission 2015/3302/P (dated 18/11/2015) for the 'Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom'.

Drawing Nos: (Prefix: 031-51-0100-DR-A-): PL020-00_P01, PL021-M0_P01, PL022-M0_P01, PL023-ZZ_P01, PL024-XX_P01, PL025-ZZ_P01, PL026-ZZ_P01, PL030-XX_P01, PL031-XX_P01, PL032-XX_P01; 031-689-NHA-PL-010_P03; L-1363-DOC-001 Landscape Maintenance Strategy_Re01; Covering Letter dated 20 May 2018

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

Informative(s):

- 1 Reason for granting permission-

The impact and extent of the proposed development has been previously assessed. The requirements of this condition therefore relates purely to the demonstration that the scheme proposed would achieve a high quality of

landscaping which contributes to the visual amenity and character of the area and enhances its biodiversity value.

The proposed scheme of hard and soft landscaping has been developed alongside / reviewed by officers from the Council's Planning, Conservation, Sustainability, Urban Design and Landscaping teams. The proposed scheme would result in a high quality space which would improve existing levels of accessibility, include a diverse range of planting which would support and enrich the biodiversity of the site and offer a number of inviting spaces to dwell and enjoy the space. The scheme has also been designed so as to ensure that the space would have flexibility to be used for small functions in association with the new Student's Centre, allowing for a range of activities to be held in the space. The scheme has been designed in such a way to maximum the sustainability credentials of the site, supporting the wider aspiration to achieve BREEAM Outstanding for the overall scheme. This is strongly supported by the Council, despite the fact that it would require the reuse of some of the hard surface materials on site. The scheme of maintenance is considered adequate to ensure the long term viability of the space. The details submitted are therefore sufficient for the discharge of this condition.

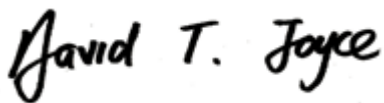
As such, the proposed details are in general accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning