

Application ref: 2018/2175/P
Contact: Jonathan McClue
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Date: 26 June 2018

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DP9 Ltd
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal:

Details of green/brown roofs for Phase 1 to partially discharge (reserving Phase 2) condition 21 (as varied by 2018/0817/P dated 01/05/2018) of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works (summary)).

Drawing Nos: Green Roof Specification Issue 07 (P7) dated March 2018; GSD-27-002 Rev P1; Covering letter (ref: DP4771/PEH/TH) dated 09/05/2018; GSD-27-001 Rev P5 and GSD-27-003 Rev P3.

The Council has considered your application and decided to grant permission subject to the following informative(s):

1 Reasons for granting approval of details:

The condition has been varied by 2018/0817/P dated 01/05/2018 and this submission relates that the details required by that wording. The details have been submitted to discharge 21a) and c), with part b) being discharged once the details are implemented, for Phase 1 of the development only. Phase 2 details are reserved for later submission.

Full details (to satisfy parts a) and c)) of the green/brown areas for Phase 1 of the scheme have been submitted. Overall, the areas have increased from the original permission is welcomed which would lead to sustainability and biodiversity benefits from the proposal.

The details show that there would be variable substrate bases and depths within the extensive range sought after by the condition wording. A diverse mix of species is proposed and the maintenance and management details confirm that this would be carried out in accordance with the manufacturers' specification.

The Council's Tree and Landscaping Officer reviewed the details and is satisfied that condition 21 can be discharged for Phase 1 of the development. The details must be implemented prior to occupation to comply with the condition.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

On this basis, the condition is discharged as the details demonstrate that the development undertakes reasonable measures to accommodate biodiversity and the water environment in accordance with policies 5.3, 5.10, 5.11 and 7.19 of the London Plan, policies CS13, CS15 and CS16 of the London Borough of Camden Core Strategy 2010 and policies DP22, DP23 and DP32 of the London Borough of Camden Development Policies 2010.

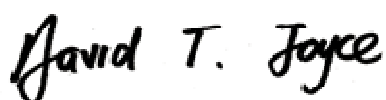
- 2 You are reminded that conditions 9 (SUDS); 10 (basement engineer (part)); 11 (sound insulation); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15 (privacy screens); 16 (roof level structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 20 (waste storage details); 21 (green/brown roofs (part)); 22 (bird/bat boxes); 23 (lighting strategy); 24 (CCTV lighting and security lighting); 25 (inclusive design- residential units); 26 (inclusive design - communal residential areas); 27 (inclusive design - commercial units); 28 noise (before plant installation); 29 (play space); 30 (unit flipping 1); 31 (unit flipping 2); 33 (doors on highway); 34 (electrical substation); 35 (basement parking barriers); 36 (flues and extraction); 37 (temporary marketing suite) 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