

Application ref: 2018/2583/P
Contact: John Diver
Tel: 020 7974 6368
Date: 27 September 2018

Development Management
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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 0AH

Proposal: Submission of biodiverse roof, PV panels and bird and bat box details as required by conditions 9, 12 and 13 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:

Condition 9 biodiverse roof:

Green Roof Maintenance strategy produced by UCL (dated 05/06/2018), 031-51-0100-DR-A-47510-04_C04, 031-51-0100-DR-A-21407-04_C05, 031-51-0100-DR-A-47012-04_C01, EGR Green Roof System and O&M manual produced by Eco Green Roofs Ltd. (dated 15/05/2017), Covering Letter dated 05/06/2018.

Condition 12 photovoltaic panels:

Email specification of solar PV cell (dated 31/07/2018), Generation meter and Inverter locations, 031-51-0100-DR-A-47601-RF_P02, 031-51-0100-DR-A-21429-RF_C04, Sunpower Panels product spec (E20/327), 031-689-NHA-PL-015_P03.

Condition 13 bird and bat box locations:

Email confirmation of bird and bat box specification (dated 03/08/2018), 031-51-0100-DR-A-PL503-ZZ_P02, 031-51-0100-DR-A-PL504-04_P01, 689 UCL NSC - PL - Bird and Bat Box locations General Arrangement Plan, 689 UCL NSC - PL - Bird and Bat Box Products Information on proposed bird and bat box products.

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

Informatives:

1 Reason for granting approval of details -

Condition 9 - biodiverse roof:

Full details of the design, construction build-up, planting and maintenance strategy for the approved biodiverse roofs have been submitted and reviewed by officers from the Council's Landscape team. These officer have confirmed that the submitted details demonstrate that the biodiverse roofs would be suitably designed and maintained in accordance with the Councils requirements and would achieve the expected level of climate change resilience. This condition may therefore be discharged.

Condition 12 - photovoltaic panels:

Following the request for additional information, the applicants have not only submitted annotated roof plans and manufacturers specifications for the PV cells, but also full data regarding their expected output levels, pitch and orientation. Full details have also been provided in relation to the location and numbers of generation meter and inverters as well as demonstration of the extent of safe access arrangements to the equipment. These details have been reviewed by officers from the Council's sustainability team who has confirmed that the updated details now demonstrate that the cells provides adequate on-site renewable energy facilities in accordance with the approved scheme and policy requirements. This condition may therefore be discharged.

Condition 13 - bird and bat boxes:

Full details of the location, type and specification of bird and bat boxes to be installed to the outer walls of the building have been submitted. Following input from the Council's Nature Conservation officer, the height and position was slightly adjusted to ensure a more hospitable habitat for species. Following revised plans and additional information, this Nature Conservation officer has confirmed that the submitted details are appropriate to conserve and enhance wildlife habitats and biodiversity measures within the development. As such this condition may be discharged.

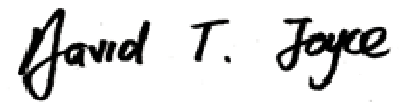
2 You are reminded that conditions 4c (vehicular entrance ramp paving sample) and 17 (confirmation of SuDS implementation) of planning permission 2015/3302/P granted on 18/11/2015 are outstanding and require details to be submitted and approved.

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

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