

8th October 2018



Mr Jonathan McClue
London Borough of Camden
Planning Department
5 Pancras Square
NIC 4AG

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

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 2 (PHASE 2)

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 second phase of development – Section 2.

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*”.

The development is being constructed in two phases known as Section 1 and Section 2.

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.”

Details for the first phase, Section 1, have already been approved under the Condition (permission ref. 2018/2175/P). The enclosed details are being provided to enable the discharge of the Condition in relation to Section 2 of the development.

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 of £116 in respect of the application fee and £20 in respect of the planning portal fee has been made online on the planning portal via credit card.

We trust the enclosed information is acceptable to enable the partial discharge of Condition 21 in relation to Section 2 of the development. If you require further information, please contact Tom Hawkey of this office at the above address.

Yours sincerely,

DP9 Ltd

DP9 Ltd

Encls.