

Application ref: 2018/2103/P
Contact: Laura Hazelton
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Date: 23 October 2018

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Bidwells
25 Old Burlington Street
London
W1S 3AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Rear Of 1-3 Britannia Street
London
WC1X 9BN**

Proposal:

Details of SUDs, PV panels, green roof and bird and bat nesting boxes required by conditions 10, 12, 13 and 14 of planning permission granted on 17/04/2018 under ref: 2016/6356/P for the 'Demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) at ground, 1st and 2nd floors and flexible gallery (D1 use)/office use at basement level, and associated works'.

Drawing Nos: 820 rev T01, 090 rev T03, 800 rev T03, 801 rev T03, 400_102 rev T1, 400_103 rev T1, 400_123 rev T1, P_50, P_51 rev A (elevation), P_51 rev A (plan), P-53, P_54, P_55, Flood risk assessment and surface water strategy document dated 23/01/2018, B172523PV - 20170914, Baudersolar photovoltaics document, Bauder bio solar technical report dated 14/09/2017, PV technical details, BauderSolar photovoltaics systems document, Cundall tender specification PV materials and workmanship, Cundall Outline building services design report, Bauder description of works document, Bauder AL40, AL80/100 & AL150 Edge & Drainage Trim technical datasheet, Bauder AL150 installation guide, Bauder maintenance procedure datasheet, Bauder general maintenance document, Bauder DSE40 drainage and protection layer technical datasheet, Bauder vegetation datasheet, Bauder detailed drawing ref: D0901/03-00W_0-4Deg_000-ExtInt_001, Bauder wildflower blanket technical datasheet, Habitat bat box details, 'Siting a nestbox' document, Bauder total roof

system maintenance procedure, Where to install swift nest boxes diagram, swift nest box detailed drawings, starling nest box detailed drawing, Habitat access box no.017 detailed drawing, Cover letter

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Condition 10 required details of the proposed sustainable urban drainage system. The Council's Sustainability Officer has reviewed the submitted details and confirmed they conform to the approved proposals, and the maintenance information is satisfactory.

Condition 11 required details of the rooftop PV panels. The previously approved Energy Statement included proposals for 10 m² solar PV array equating to 1.4 kWp and generating 1,109 kWh p.a., a 3% CO₂ reduction. The plans specify a 1.89 kWp array using 7no. 270 Wp panels which would face south east. Maintenance information is included, as is generation meter specification and PV layout drawings, and as such, the Council's Sustainability Officer has confirmed condition 11 can be discharged.

The Council's Trees and Landscaping Officer has confirmed the green roof details submitted in relation to condition 13 are acceptable. The details demonstrate that the green roof will be suitable for the site, will enhance the biodiversity of the site and will be adequately maintained and is therefore considered sustainable. Additional details on the green roof specifications were submitted to address comments made by the Council's Nature Conservation Officer which are considered acceptable, and as such, condition 13 can be approved.

Following comments from the Council's Nature Conservation Officer on the proposed locations of the bird, bat and swift boxes, the locations were changed to allow a minimum clearance of 5m from the horizontal for the bat and swift boxes, to provide more of a separation distance between the starling and swift boxes, and to move the swift box to a more northerly aspect. Following these amendments, the details are considered sufficient to discharge condition 14.

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

As such, the submitted details are in general accordance with Policies CC1, CC2, CC3, CC4 and A3 of the London Borough of Camden Local Plan 2017.

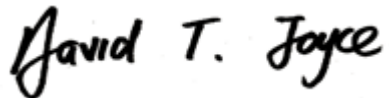
- 2 You are reminded that conditions 3 (detailed drawings), 9 (servicing management plan), 11 (evidence of SuDs implementation), and 19 (light spill mitigation plan) of planning permission granted on 17/04/2018 under reference 2016/6356/P are outstanding and require details to be submitted and approved.

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