

Application ref: 2018/4615/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 16 November 2018

Development Management
Regeneration and Planning
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Jeremy The
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56 Shoreditch High Street
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E1 6JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**44-46 Eagle Street
London
WC1R 4FS**

Proposal:

Details as required by condition 5 (green roof details) of planning permission 2017/5260/P dated 11/12/2017 for the alterations to windows, gate and office entrance to front elevation; replacement of rooftop plant and installation of associated screening; installation of 1x rooflight at roof level and 1x rooflight at second floor level; formation of terrace at roof level and second floor level; erection of single storey 'garden' room and associated works to office building (Use B1a)

Drawing Nos: ND1.1000_UgD; LE1.1000_UgD; SD1.1000_UgD; 1015_GA_LG_PL.

Plant List Nature Roof by Optigreen; Product Data Sheet (Optigreen E) by Optigreen; Q37- Green Roof Document; Product Data Sheet (Optigreen FKD 40) by Optigreen; Product Data Sheet (Optigreen RMS 300) by Optigreen; Optigreen Plant List Lightweight Roof by Optigreen; Product Data Sheet (Optigreen L) by Optigreen; Product Data Sheet (Optigreen FKD 25) by Optigreen; Product Date Sheet (Optigreen RMS 300) by Optigreen; Sedum Ref. S/F- List of Species Document; Product Data Sheet (Optigreen E) by Optigreen; Product Data Sheet (Optigreen FKD 25) by Optigreen; Product Data Sheet (Optigreen RMS 300) by Optigreen; Product Data Sheet (Optigreen FIL 105) by Optigreen; Product Data Sheet (Optigreen S/Coc 20) by Optigreen; Guide to Green Roof Maintenance by Delomac Ltd.

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

Informative(s):

1 Reason for granting permission-

The applicant has submitted further details including detailed scheme on maintenance, sections at 1:20 with manufacturer's details demonstrating the construction and materials used and full details of planting species and density. This has been provided on all green roofs proposed which vary throughout the development.

These details have been reviewed by the Council's Trees and Landscaping Officer who has raised no objection. The details are found to be acceptable by officers and to have adequately demonstrated that the development will include appropriate measures to take account of biodiversity.

As such, the details submitted are considered sufficient to satisfy the requirement of condition 5 of planning permission ref: 2017/5260/P and is in general accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

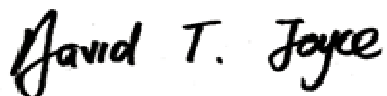
2 You are advised that all conditions of planning permission ref: 2017/5260/P dated 11/12/2017 that require details are discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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