

Ms Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/5729/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

30 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Wates House
22 Gordon Street
London
WC1H 0AJ

Proposal:
Details of curtilage landscaping, as required by condition 12 of permission 2014/3486/P granted on 22/08/2014 for 'enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south' (abbreviated).

Drawing Nos: Photo of on-site paving; 1410_SK_534 (ground floor plan), Saxon Textured Commercial Flag Paving datasheet by Marshalls with drawing KTS-012-2.

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



Informative(s):

1 Reasons for granting permission.

Condition 12 states "Prior to commencement of the relevant part of development, full details of hard and soft landscaping at ground floor in the curtilage of the building including to the service ramp and bay shall be submitted to and approved in writing by the local planning authority".

The proposed ground floor landscaping covers the service ramp and the extent of the perimeter which was previously a raised podium around the curtilage of the site. It providing a ceiling to the basement and was an impenetrable barrier around the edge of the site.

Soft landscaping associated with the development is provided in the adjoining rear garden areas to the Taviton Street student residences, which house the cycle parking for Wates House. There is no scope within the immediate curtilage for soft landscaping and so the proposals are for paving at ground floor only.

The removal of the podium means that the pavement will now come right up to the building's edge. The Council will repave the public footpath where necessary following completion of the development. The paving within the site will be in Saxon commercial textured paving, of a colour to match the public pavement. The Council's Highways team accepts the proposed Saxon paving and requested delineation between the paving in public and private ownership. A band of paving which runs perpendicular to the Saxon paving provides the necessary edge condition. A photograph from the site demonstrates the paving, as installed.

The service ramp, mostly within the site behind the service gates, would be finished in brushed concrete.

The materials are appropriate in terms of texture and colour.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

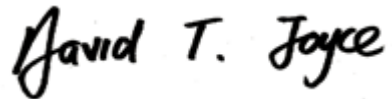
2 You are reminded that details for condition10 (biodiverse roof) of planning permission granted on 22/08/2014 ref 2014/3486/P has been submitted but has not been approved to date. Condition 10 is the final condition attached to 2014/3486/P for which details are required to be submitted for approval.

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
Executive Director Supporting Communities