

Application ref: 2018/5259/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 1 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DP9  
100 Pall Mall  
London  
SW1Y5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**80 Charlotte Street**  
**London**  
**W1T 4DF**

Proposal:

Details of green and brown roofs required by condition 10 of planning permission 2015/7017/P dated 30/03/2016 for variation of condition 2 (approved drawings) granted under reference 2010/6873/P dated 16/03/12 for mixed use redevelopment of site; to demolish post war buildings on Charlotte Street, Chitty Street, Howland Street and part Whitfield Street and erection of new mixed use buildings, similar to those approved with minor façade and basement alterations.

Drawing Nos: Covering letter prepared by DP9 dated 25/10/2018; Planning Condition 10 (Green and Brown Roofs) document prepared by Arney Fender Katsalidis.

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

Informative(s):

- 1 Reason for granting permission -

The proposed green roofs would be located on the 6th to 9th floors with the brown roof located on the 9th floor at no. 80 Charlotte Street and a green roof on the 6th floor of 65 Whitfield Street. Minor changes have been made to the location of sections of the green roof to accommodate amenity space and

access. The green roof planting would be installed using a pre-grown bio-diverse wildflower mat which is a pre-cultivated UK grown vegetation blanket that would comprise a geo synthetic mat with a think layer of growing substrate to incorporate approximately 38 different species. The details have been reviewed by the Council's Tree Officer and are considered acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the proposed details are in general coordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

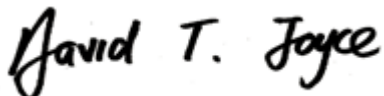
- 2 Details have been received in respect of condition 6 (ground contamination verification report), condition 7 (extract ventilation system and air conditioning plant), condition 11b (facing materials), condition 13 (bird and bat boxes) and condition 19 (hard and soft landscaping) and are currently under assessment.
- 3 You are reminded that condition 6 (further verification of the basement excavation and disposal and verification for the imported topsoil for landscaping within the pocket park as part of ground contamination written verification report) of planning permission 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 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 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