

Application ref: 2018/5026/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Date: 18 July 2019

**Development Management**  
Regeneration and Planning  
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JMS Planning & Development Ltd  
Valley Farm  
Rumburgh Road Wissett  
IP19 0JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Montana Hotel 16-18 Argyle Square London London WC1H 8AS**

Proposal:

Details of green roof required by condition 4 of planning permission 2017/5592/P dated 9th January 2018 for the demolition and rebuilding of rear extensions (part retrospective).

Drawing Nos: Bauder Xero Flor XF301 Sedum Blanket (Received 17th October 2018),  
Flat Sedum Roof Detail (Received 14th May 2019)

Informative(s):

- 1 Condition 4 requires full details in respect of the sedum green roofs in the areas indicated on the approved plans to be submitted and approved by the local planning authority before the relevant part of the development commences.

The Council's conservation, enforcement and tree officers have reviewed the submitted documents and raise no objection to the proposed green roof details. The details submitted also include the installation and maintenance process which is considered acceptable. Officers are therefore satisfied that the submitted green roof details would satisfy the requirements of condition 4 and contribute to the biodiversity of the wider area.

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 accordance with policy A3, CC2, CC3, and CC4 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2017/5592/P granted on 9th January 2018 which need details to be submitted, have been 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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer