

Application ref: 2020/4318/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 11 November 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ian Ritchie Architects Ltd
110 Three Colt Street
London
E14 8AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
25 Howland Street
London
W1T 4AJ

Proposal:

Details of living roof and living wall required by condition 8 of planning permission 2011/1944/P dated 30/08/11 for the erection of a six storey building with two basement levels to accommodate a new scientific academic research and teaching building.
Drawing Nos: : 779-1RAL-08-0001 3A Location Plan, 779-1RAL-08-1000 3A Existing GA Plan at Level 05 +49.925OD, 779-1RAL-08-1001 3A Proposed Plan at level 05 +49.925 OD, 779-1RAL-08-1002 3A Proposed Detailed Plans at level 05 +49.925 OD, 779-1RAL-08-1003 3A Landscape Measured Area Adjustments and Maintenance Plan, 779-1RAL-08-2000 3A Proposed Roof Terrace Sections at Level 05, 779-1RAL-08-2001 3A Section Details at Level 05. 779-1RAL SK-0012 2A Existing roof 779 1RAL SK-0014 Roof Terrace with Proposed Modifications-View, 779-1RAL SK-0015 Roof Terrace with Proposed Modifications-birds Eye View, 779-1RAL SK-0016 Roof Terrace with Proposed Modifications-View, 779-1RAL SK-0017 Roof Terrace with Proposed Modifications-View

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval:

Condition 8 requires full details in respect of the biodiverse living roof in the area indicated on the approved roof plan and the biodiverse living wall next to the public open space.

Details of the living roof have been discharged under ref. 2013/7595/P and implemented in accordance with the approved details.

The details submitted under this approval of details application include a minor (6.5%) reduction to the green roof (wild flower turf area). In addition new planters will be provided and the remaining wild flower turf forming the green roof will be renewed by the original supplier. Biodiversity will not be affected as the renewal of the wild flower turf will use the same specification as the original installation. Sections have been supplied to show the required substrate depth to maintain adequate biodiversity. A maintenance plan and species list has been provided to ensure the living roof shall have a diverse mix of species which would be adequately maintained. Overall the details would meet the requirements of condition 8.

The existing green roof (wild flower turf) includes a water-retaining egg crate board 40mm thick with a filter membrane above. It is proposed that the egg crate board and filter membrane will be reinstalled in the area where the wild flower turf is replaced by decking. Therefore there will be no significant increase in water runoff as a result of the small reduction in living roof compared with the approved and implemented details (ref. 2013/7595/P)

The details take account of biodiversity and the water environment.

As such the scheme is in accordance 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 You are advised that all conditions relating to planning permission granted on 2011/1944/P dated 31/08/2011, 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 'DP', is positioned in the top left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment