

Application ref: 2020/5172/P
Contact: Elaine Quigley
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Date: 27 January 2021

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DP9
100 Pall Mall
London
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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 roof at 7th and 8th floor levels as required by condition 10 (green roof) of planning permission ref 2015/7017/P granted on 30/03/2016 (as a variation to 2010/6873/P granted on 16/03/2012 for mixed use development).
Drawing Nos: 107; 108; 200; 201; Cover letter by DP9 dated 2nd November 2020.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The consented scheme includes 355 sqm of green roof spread across both 7th and 8th floors. Details of the green roof, including the relocation of the 3 planters that would be relocated from outside the 3 window bays at 7th floor level, were approved as part of condition 10 (ref 2018/5259/P) dated 01/03/2019. The need for this to be revised derives from minor changes to the elevation treatment of the 7th floor of the building and access to the roof terrace (subject to a separate application ref 2020/5306/P). The approved base-build terrace planters would be removed from outside the office windows

to the edge of the roof terrace and would be reduced in size. Smaller base-build terrace planters on the 8th floor would be replaced with larger sections of green roof in the same locations. The proposal would reconfigure these areas; however the amount of green roof area across both floors would remain unchanged. These changes are considered satisfactory to discharge the parameters of the condition.

As such the proposed details are in general 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 Camden Council's Development Policies.

- 2 You are advised that all conditions relating to planning permission granted on 30/03/2016 (ref 2015/7017/P), which need details to be submitted, have been approved.
- 3 A non-material amendment (S96a) application (ref 2020/5306/P) has been submitted and is pending consideration.

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