

London Borough of Camden
Planning and Environment Department
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley

20 April 2021

Ref: FW/137

Your Ref:

Dear Sir/Madam

Submission of details to discharge Conditions 5, 26 and 29 attached to planning permission (2016/2094/P) - 150 Holborn, London, EC1N 2NS

We write on behalf of our client, 150 Holborn Real Estate Limited, to submit details to discharge conditions 5, 26 and 29 attached to planning permission (Ref: 2016/2094/P).

Condition 5 states:-

No development shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) permanent works, including sample of ground surface materials and finishes to all areas of public space ,(vehicular and pedestrian)
- d) permeable surfaces for SuDS purposes,
- e) details of all boundary treatments to the site
- f) details of the 8th floor roof garden and 7th floor terrace and associated areas including courtyard planters to include sections, materials and finishes and planting schedules
- g) any external CCTV and security monitors/fixtures

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Condition 26 states:-

Prior to the occupation of the development, details of additional biodiversity enhancement features such as bat bricks or boxes, bird boxes or bug boxes shall be submitted and approved by the local planning authority; The details shall include designs and location of the features to be incorporated. All such features as approved shall be fully installed within 6 months of the date of their approval and permanently retained and maintained thereafter.

Condition 29 states:-

Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the

development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Three separate documents have been prepared by McLaren to address these three conditions as follows:-

- Hard and Soft Landscaping - Condition 5
- Biodiversity - Condition 26
- Green Roof - Condition 29

We look forward to discussing this with you and receiving confirmation that the package has been received.

Should you require any further details in respect of this submission please contact us on 07812 140 099

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited