

Application ref: 2021/4126/P
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Tibbalds Planning and Urban Design Ltd.
19 Maltings Place
169 Tower Bridge Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**20-23 Greville Street
London
EC1N 8SS**

Proposal:

Details of living roofs required by condition 10 of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos: GS-GRW-XX-XX-DR-A-7000 rev C02, GS-GRW-XX-XX-DR-A-7014 rev C03, GS-GRW-XX-R-DR-A-1060 rev P03, SedumPlus Extensive Green Roof Systems Maintenance Data, G11 Filter Fleece product data sheet, D40 Reservoir/Drainage Board product data sheet, GM20 Extensive Substrate product data sheet, Med0 SedumPlus product data sheet, Cover letter dated 25/08/2021, Technical Note Rev. A dated 30/07/2021.

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

Informative(s):

- 1 Reasons for granting approval-

Condition 10 required full details of the green roof to be submitted for approval, including details of the proposed species, planting density, substrate and a section at scale 1:20, as well as details of the maintenance programme for green roof.

The submitted details include a roof plan, detailed drawings of the roof build up, substrate details, species and planting density details and a maintenance plan. The proposed green roof would measure 90sqm, with 110sqm of 40mm reservoir / drainage board. A 100mm substrate would be provided which is sufficient to ensure long term viability of the green roof and the planting mix includes a mixture of nine evergreen and flowering sedums. These details are considered acceptable.

One objection was received prior to determination relating to the building height rather than the green roof details submitted. The green roof would not increase the building height, and would sit well below the building parapet.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are sufficient to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment, in accordance with policies A3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 The following conditions require details to be submitted and approved prior to occupation of the development: 11 (Solar PV details), 12 (Air source heat pump details) and 15 (Post installation noise assessment).

Details have been submitted to discharge Conditions 3 (detailed drawings/samples) and 8 (SUDS) and are pending determination.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope

Chief Planning Officer