

Application ref: 2022/3147/P
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Date: 17 January 2023

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CBRE Ltd
Henrietta House
Henrietta Place
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Met Building
22 Percy Street
London
W1T 2BU

Proposal: Details of service enclosure to plant on podium east and landscaping as required by condition 4 a) and condition 5 of planning permission 2021/3392/P dated 22/04/2022 for Replacement of existing entrances and recessed second entrance; new terraces at first, second and fourth floors, landscaping & green roofs; new enclosed glazed spiral staircase to rear; new plant structure with ancillary facilities at fourth floor Podium roof west; alterations to plant equipment and enclosures at fourth floor Podium roof east; glazed roof extension on the tower roof and relocation of plant; cycle parking at basement.

Drawing Nos: SK01 Rev P02; SK06 Rev P02; SK02 Rev P02; SK03 Rev P01; SK04 Rev P01; Planting schedule 406; Planting schedule 407; extensive green roof planting 405; L4 east detailed planting 404; L4 West detailed planting 403; L2 detailed planting 402; L1 detailed planting 21404-TLP-401; Planting substrate depths 400; Seating detail 21404-TLP-305; Detail section 4 21404-TLP-304; Detail sections 3 21404-TLP-303; Detail sections 2 21404-TLP-302; Detail section 1 21404-TLP-301; Section location plan 21404-TLP-300; 21404-TLP-100; Podium and roof terraces 21404-TLP-100; Cover letter dated 25/07/2022 by CBRE.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for approving details:

Condition 4a) - Details have been provided in relation to the service enclosure to the plant on Podium East.

The plant equipment would be surrounded by Ceramapanel Vanilla Sandblast compressed fibre cement cladding boards to the external face of the steel on the north and south end flank walls, to match the existing Portland Stone within the building. The top of the enclosure and the elevation facing Tottenham Court Road would be metal louvered panels, finished in RAL 9007 to match the existing curtain wall framing. The louvers were designed to screen sightlines to the mechanical equipment from the streetscene while maintaining lateral air flow. The proposed details would preserve the appearance of the host building and are considered sufficient to discharge condition 4a).

Condition 5 - Details have been provided in relation to the hard and soft landscaping areas. This is considered to be of high quality and suitable for the site. A broad range of plants are proposed across all terraces and these will enhance the biodiversity of the site. The proposed drip-line irrigation combined with the adequate substrate depth, will sustain the planting long term.

The full impact of the proposed development has already been assessed. The proposed details would safeguard the appearance of the premises and the character of the immediate area and would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area.

As such, the proposed development is in general accordance with policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that Condition 12 of planning permission 2021/3392/P dated 22/04/2022 is the only one outstanding requiring details to be submitted prior to the first use of development.

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