

Application ref: 2023/0060/P
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Date: 7 February 2023

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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**243-247 Tottenham Court Road,
London W1T 7HH;
3 Bayley Street,
London WC1B 3HA;
1 Morwell Street,
London WC1B 3AR;
2-3 Morwell Street,
London WC1B 3AR; and
4 Morwell Street,
London W1T 7QT.**

Proposal:

Details of terrace landscaping required by condition 36 of Planning Permission 2020/3583/P dated 30/07/2021 for the 'Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works'.
Drawing Nos: 1440-HED-XX-01-DR-L-000101 A1, 1440-HED-XX-02-DR-L-000102 A1, 1440-HED-XX-03-DR-L-000103 A1, 1440-HED-XX-04-DR-L-000104 A1, 1440-HED-XX-05-DR-L-000105 A1, 1440-HED-XX-06-DR-L-000106 A1, 1440-HED-XX-06-DR-L-000300 A1, 1440-HED-XX-06-DR-L-000301 A1, 1440-HED-XX-ZZ-DT-L-000500 A1, 1440-HED-XX-ZZ-DT-L-000501 A1, 1440-HED-XX-ZZ-DT-L-000504 A1, 1440-HED-

XX-ZZ-DT-L-000505 A1, Landscape Report - Levels 1 to 6 dated December 2022, Level 06 Terrace Management Plan dated 19 December 2022, Biodiverse Roof Performance Specification and Maintenance Programme by HED, and cover letter by Gerald Eve dated 5 January 2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 36 required full details of the landscaping proposals for the terraces at fourth and fifth floor and roof level, including details of species and a maintenance programme.

The terraces at fourth and fifth floors would include seating areas and planting pots with a number of different species, including climbing plants, perennials, grasses, bulbs and large evergreen shrubs. The terrace at roof level would be paved and surrounded by large borders with a variety of plants, including small multistem trees. The roof level also features an extensive green roof, the details of which are subject to a separate condition (condition 37).

In addition, the submitted drawings also show the installation of a planter to each of the residential terraces at first to third floor level which would boost the greening of the site and its biodiversity value, which is welcomed.

The details have been reviewed by the Council's Trees and Landscaping Officer who considers that they would provide a high-quality landscaping proposal. A maintenance programme has been provided which would ensure the ongoing viability of the planting scheme, and detailed drawings of the planters have been submitted showing sufficient depth of substrate and growing medium. As such, the submitted details are sufficient to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

The full impact of the proposals has already been considered during the determination of the original application.

Thus the details are in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

2 You are reminded that Condition 9 (Noise standards), Condition 20 (Waste storage / removal), Condition 30 (NO2 filtration details), Condition 31 (Bird and bat boxes), Condition 32 (Biodiversity enhancements), Condition 35 (Details of PV panels), Condition 39 (Air source heat pump details), Condition 41 (Diversion of waste from landfill), Condition 42 (Fire statement) of planning permission granted on 30/07/2021 under reference 2020/3583/P are outstanding and require details to be submitted and 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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer