

Application ref: 2023/0074/P  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 7 February 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**237-247 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 green roof required by condition 37 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-06-DR-L-000300 A1, Biodiverse Roof Performance Specification and Maintenance Programme by HED and cover letter by Gerald Eve dated 6th January 2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 37 required full details of the approved green roof. Full details have been submitted including details of species, planting density, and substate. A mix of wildflowers and sedum plugs would be used with a wide variety of species which would ensure the proposals significantly improved the site's biodiversity. A roof plan indicating a substrate depth of 80mm and a maintenance plan have been submitted which are sufficient to ensure the long term viability of the green roof.

The details have been reviewed by the Council's Trees and Landscaping Officer who considers that they demonstrate a high quality biodiverse green roof design. 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



Daniel Pope  
Chief Planning Officer