

Application ref: 2023/0436/P
Contact: Laura Dorbeck
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Date: 8 March 2023

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JLL
30 Warwick Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**18 Stukeley Street
London
WC2B 5LR**

Proposal:

Details of green roof required by condition 15 of planning permission ref. 2021/5761/P dated 18/01/2023 for the demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace. Drawing Nos: 18STU-2008 Rev 3-04 and cover letter dated 30th January 2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 15 required full details of the approved green roof. Details have been submitted for approval, including section drawings, floor plans, installation details, a maintenance programme and details of planting species. A wildflower mix is proposed, comprising 24 UK native species which is welcomed for their biodiversity benefits, and the detailed drawings demonstrate that sufficient substrate would be provided to ensure the long term longevity of the green roof. The maintenance details are sufficient and likewise would ensure the long term viability of the planting.

As such, the submitted details would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment, and are sufficient to discharge condition 15.

The full impact of the works was considered during the determination of the original application.

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

- 2 You are reminded that conditions 14 (evidence of installation of NO2 filtration system) and 17 (details of PV panels) of planning permission granted on 18/01/2023 under ref. 2021/5761/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 4 (detailed drawings and samples of materials), and are under consideration.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer