

Application ref: 2022/2042/P
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Date: 30 March 2023

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Hodges Architects Ltd.
46 Tolworth Park Road
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KT6 7RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
City House
72 - 80 Leather Lane
London
EC1N 7TR

Proposal: Details pursuant to Condition 12 (Sustainable design principles and climate change adaptation measures) granted under planning reference 2016/6366/P dated 15/05/17 for demolition of existing roof and erection of two storey rooftop extension in order to create 4 additional residential units.

Drawing Nos: Carbon Emissions Revisions Report dated 24/01/2023, A109-G, A110-C, Sustainability Pro forma v1

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

Informative(s):

1 Reasons for approval:

The Carbon Emissions Report has been reviewed by the Council's Sustainability Officer who is satisfied that the requirements of the condition have been met. The initial submission did not meet the secured carbon reduction target of 28.5%; however, following changes to the performance of the proposed PV panels, the development would now deliver reductions of 43%, meeting the requirements of Building Regulations (Part L) and exceeding

the original targets contained in condition 13.

The full impact of the scheme has already been assessed during the determination of the original application.

One objection has been received; however, it relates to the principle of the original development which has already been assessed and approved rather than the details submitted to discharge condition 12. The points raised are therefore not material to current application.

As such, the details are in general accordance with policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 10 part b (risk assessment and sampling exercise of the dust identified in Cameron Environmental Phase 1 Desk Study) of planning permission granted on 2016/6366/P dated 15/05/2017 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 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer