

Application ref: 2023/3306/P  
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Date: 3 October 2023

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Nexus Planning  
Holmes House  
4 Pear Place  
London  
SE1 8BT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**14-16 Leeke Street**  
**London**  
**WC1X 9HJ**

Proposal:

Details pursuant to Conditions 3 (design details), 4 (brickwork sample), 5 (privacy screen), 6 (PV panels), 7 (cycle parking), and 8 (accessibility) of planning permission ref. 2021/3603/P (dated 26/10/2022) for 'Extension at first floor level to provide additional office floorspace (Use Class E(c)) floorspace, and extension with terrace at third floor level to provide two additional residential units (Use Class C3) plus rooftop plant and elevation alterations including replacement of metal cladding with brickwork'.

Drawing Nos:

1878-SK-073 (P1); 1878-SK-074 (P1); 1878-SK-075 (P1); 1878-SK-079 (P1); 1878-SK-076 (P1); 1878-SK-070; 1878-SK-071; The Joint, 1-6 Field Street - Solar PV Sol Simulation; 1878-G3-102, Schematic Flood Plan - Proposed - Second Floor Plan; Emails to Cook Brown Building Control dated 23 June 2023; Email from Orbit architects dated 27 September 2023 re: brick selection.

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

## Informative(s):

### 1 Reasons for granting permission.

Condition 3(a) requires details of windows, doors and gates. These have been provided and are considered to be consistent with the approved application. The new ground floor windows fronting Field Street would match the existing. A sample of zinc has been viewed on site in relation to Condition 3(b) which is acceptable.

Condition 4 requires a sample of brickwork demonstrating colour, texture, bond and pointing to be provided on site. An initial sample has been viewed on site and officers requested that the glazed bricks were replaced with a randomised arrangement of the other bricks in the sample which have a more matte and rusticated appearance. The reason for doing this was to simplify the material palette. The applicant has agreed to this change. Feedback was also provided regarding the mortar colour and further testing is to be done in order to get a mortar that better complements the paler brick. As such, Condition 4 shall only be part discharged until the mortar colour is agreed with officers via a further sample panel.

Condition 5 requires details of a 1.8m privacy screen for the eastern side of the second floor terrace. The submitted details show a screen comprising vertical metal railings around the whole perimeter of the terrace. Whilst this appears quite heavy, given its location which is set back out of public view, it is considered acceptable in this instance and would achieve the aim of preventing overlooking to neighbouring occupiers.

Condition 6 shows the location of twenty-six (26) PV modules at roof level. The parts list comprises a feed-in meter. The achievement of energy efficiency measures including a minimum 41% of CO2 emissions through renewables is secured via a S106 obligation.

Condition 7 requires details of cycle parking. The submitted details show 7 Sheffield stands (13 spaces) including 1 non-standard space for the offices, accessed from Field Street and 2 Sheffield stands (4 spaces) including 1 non-standard space for the residential units, accessed from Leeke Street. The details have been reviewed by a Transport officer who recommends discharge of the condition.

Condition 8 requires evidence of the two new units being designed to achieve M4(2) compliance in addition to two of the existing units which would need to be upgraded. Only details pursuant to the upgraded existing units have been provided and a letter from a Building Control consultant included to confirm they would achieve the standard. This condition shall therefore be partially discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the details are in general accordance with policies A1, G1, D1, D2, CC1, CC2, T1 and C6 of the Camden Local Plan. Conditions 3, 5, 6 and 7 can be fully discharged and conditions 4 and 8 can be partially discharged.

- 2 You are reminded that conditions 4 and 8 still require details to be submitted to enable them to be fully discharged.

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