

Application ref: 2024/0314/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 8 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

14-16

Leeke Street

London

Camden

WC1X 9HJ

Proposal:

Details pursuant to condition 4 (brickwork sample) 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: Cover Letter from Nexus planning dated 26/01/2024

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

Informative(s):

1 Reasons for granting-

Condition 4 was partially discharged under application ref. 2023/3306/P; however, the mortar colour at the time was unsatisfactory. It was advised that a mortar colour more similarly toned to the bricks would be an improvement. Further testing was carried out and officers viewed samples on site alongside

the approved brickwork. Two mortar colours were selected, one light and one dark, and the sample panels were recreated. Photos of the new sample panels have been provided and these are considered to be acceptable.

Separately, it is noted that full details in respect of condition 8 were provided as part of application ref. 2023/3306/P. It was partially discharged in error and so this application seeks to rectify this by confirming condition 8 is fully 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 D1 and D2, and condition 4 can be fully discharged.

- 2 You are advised that all conditions relating to planning permission ref. 2021/3603/P (dated 26/10/2022) which need details to be submitted, have been 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