

Application ref: 2019/2939/P  
Contact: Josh Lawlor  
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Date: 3 December 2019

**Development Management**  
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Fao. James Prestedge  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**72-80 Leather Lane and 82 Leather Lane**  
**London**  
**EC1N 7TR**

Proposal: Details to partially discharge condition 10 (Environmental Phase 1 Desk Study) of planning permission ref. 2016/6366/P dated 15/05/2017 for the demolition of existing roof and erection of two storey rooftop extension in order to create 4 additional residential units (Class C3), infilling of existing lightwells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between Nos. 80 and 82.

Drawing Nos: RMS Letter report dated 25th October 2019, Desktop Study dated 29/05/2019, Cover Letter dated 29/05/2019

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting partial discharge of condition:

Condition 10 (Environmental Phase 1 Desk Study) requires a risk assessment and sampling exercise of the dust identified in Cameron Environmental' s Phase 1 Desk Study dated November 2016, (Doc Ref: RMC/Aug/16/01/P/Phase1/Final/rc) to be submitted to and approved in writing by the Local Planning Authority.

The assessment includes a suitable sampling protocol for subfloor voids and wall cavities and sufficient data to make a statistically valid assessment of the risks. It can be inferred from the submitted report that elevated levels of metals i.e. Pb Cu Cr & Zn were identified in building materials associated with the former jewellery workshops i.e. units 3, 10 & 12. The receptors most likely to be at risk are site workers involved in the demolition and refurbishment works due to inhalation and ingestion of dust particles and future occupants due to inhalation and ingestion of dust residue on existing surfaces finished by plastering.

The condition states that if necessary a scheme of removal, mitigation and validation shall be submitted to and approved by the Local Planning Authority (LPA) and shall be completed prior to occupation. A remediation strategy dated 25th October 2019 has been submitted, which includes verification testing. These recommendations and testing results should be carried out on site and confirmation, summarised in a Validation Report, submitted to the LPA for approval to demonstrate the remedial work has been undertaken as specified. The validation report is needed for LPA to approval before the condition can be discharged in its entirety. The development may not be occupied until this has occurred.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision. As such the proposed development is in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that the remainder of condition 10 (validation report), condition 4 (samples and details of materials), condition 6 (details of the ventilation for the communal bin store), and condition 14 (detailed of photovoltaic cells) 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 2019.

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