

Application ref: 2024/5547/P
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Date: 4 February 2025

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Iceni Projects
Da Vinci House, 44 Saffron Hill
London
EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

2-7 White Hall Hotel
Montague Street
London
WC1B 5BP

Proposal: Details required by condition 6 (tree retention details) of planning permission 2023/1831/P dated 24/04/2024 (Erection of rear single storey extension at ground floor following demolition of existing conservatory. Erection of plant in rear garden and at rear roof level. Rear landscaping alterations and erection of timber shelter. Erection of rear 1st floor balcony. Fenestration alterations. Installation of platform lift and stairs from lower ground to ground floor within the front lightwell. Installation of lift overrun).

Drawing Nos: Cover letter (prepared by Iceni Projects, dated December 2024);
Substantiation of Structural Design Proposals (prepared by GHA Trees, dated 25/11/2024).

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

Informative(s):

1 Reasons for granting approval:

Condition 6 required details demonstrating how trees to be retained would be protected during construction, with these details to be submitted prior to

construction taking place, but not prior to demolition. Tree protection details during demolition were secured by condition 5 of the permission, and are also covered by an associated application, ref. 2024/5546/P.

In order to satisfy the requirements of the condition, the applicant has provided a letter detailing the substantiation of structural design proposals. This outlines measures such as the use of screw pile foundations for the proposed structures within root protection areas, as well as recommendations of a block and beam floor arrangement for the proposed orangery, which would provide an air void beneath the floor slab. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied with the level of detail provided, which would ensure that the proposal would adequately protect trees to be retained throughout the construction period.

As such, the full requirements of condition 6 have now been met, and the condition can be fully discharged.

The full impact of the proposed development has already been assessed as part of application 2023/1831/P dated 24/04/2024.

On this basis, the submitted details are sufficient to ensure that the development will not have an adverse effect on existing trees and would maintain the character and amenity of the area and is in accordance with policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4c (details - replacement orangery & plant room) of planning permission 2023/1831/P granted on 24/04/2024 is still outstanding and needs to be discharged before the relevant part of the work is begun.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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