

Grant Leggett
Boyer Planning
83 Blackfriars Road
London
SE1 8HA

Application Ref: **2013/0125/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

8 March 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Variation or Removal of Condition(s) Granted

Address:
45 Sidmouth Street
London
WC1H 8JB

Proposal:

Variation of condition 11 (all trees, unless shown as being removed, shall be retained and protected from damage), of planning permission dated 30 March 2012 (ref 2012/0815/P), for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings including 8 units of social rented affordable housing) to provide for minor material amendments including alterations to internal layout of residential units, amalgamation of North and South blocks at basement, new refuse store at ground floor of Sidmouth Street entrance and alterations to elevations.

Drawing Nos: Arboricultural Method Statement by ACD Arboriculture- Revision F:14.12.2012; Letter from Boyer Planning dated 08/01/2013.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 Condition 11 of planning permission reference 2012/0815/P granted on 30/03/2012 is hereby removed subject to the following replacement condition being imposed:

REPLACEMENT CONDITION 11

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural Method Statement by ACD Arboriculture- Revision F:14.12.2012.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

- 2 Reasons for granting permission

The proposed variation of condition 11, would not materially deviate from the reasons stated for granting the parent permission as set out in the approval (ref 2012/0815/P) granted on 30/03/2012. More particularly the reworded condition and the submitted replacement arboricultural report would still ensure that satisfactory tree protection measures are implemented on site.

- 3 You are reminded that conditions 4 (brown roofs), 9 (secure boundary treatment at western end), 10 (part c -ground remediation verification report) and 14 (air quality assessment in respect of CHP) of planning permission 2012/0815/P (granted 30/03/2012) are outstanding and require details to be submitted and approved. Details in respect of conditions 2ii (typical doors, stairs, windows, balconies etc), 2iii (sections through facades) and 3 (balustrades and windows) have been submitted and are awaiting determination.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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