

Hilary Satchwell
Tibbalds Planning and Urban design
Ltd
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2014/1563/P**
Please ask for: **Ben Le Mare**
Telephone: 020 7974 **1278**

12 May 2014

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:
Bourne Estate (South)
Portpool Lane
London
EC1N

Proposal:
Variation of condition 2 (approved drawings) of planning permission granted on 31/10/2013 (ref: 2012/6372/P for the mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1); an energy centre, substation, cycle parking and caretaker's facilities and associated landscape and public realm improvement works [shortened version].), namely the increase of 0.75m in the height of the proposed Block 1 & 2, alterations to the southern communal entrance at Block 1 and the reduction in size of the basement.

Drawing Nos: Site location plan (BE 001); BE 100; 160; 161; 162; 180; 200A; 219A; 220B; 221A; 222-224; 225A; 226A; 239A; 240B; 241A; 242C; 243A; 244A; 245A; 246; 260A; 261B; 262B; 263A; 264A; 265A; 266A; 267A; 268A; 280B; 281C; 282A; 290; 440-001F; 440-002; 440-003A; 440-004; 440-005; 440-011; 440-012; 7239E(60)005-1; 7239E(60)005-1; SD2 Archaeological impact assessment (by CampbellReith dated



November 2012); SD3 Heritage Statement (by Tibbalds, dated November 2012); SD4 Air Quality Assessment (by SKM, dated 21 November 2012); SD5 Biodiversity Survey and Report (by CampbellReith dated November 2012); SD6 Energy and Sustainability Statement (by Tibbalds, TGA Consulting and Neeco consultants, dated November 2012); SD7 Flood Risk Assessment (by CampbellReith dated November 2012); SD8 Land Quality Assessment (by CampbellReith dated November 2012); SD9 Sunlight and Daylight (Right of Light Consulting, dated 20th November 2012); SD10 Ambient Noise Assessment (by CampbellReith dated November 2012); SD11 Transport Assessment (by CampbellReith dated November 2012); SD12 Tree Survey (Middlemarch Environmental Ltd, dated May 2012); SD13 Arboricultural Statement (Middlemarch Environmental Ltd, dated November 2012); SD14 Outline Construction Management Plan (by CampbellReith dated November 2012); SD16 Pre-application consultation statement (by Tibbalds, November 2012); SD17 MUGA Noise Impact Assessment (by ACCON UK Limited, 16 November 2012); SD1 Planning, Design and Access Statement Rev A (by Matthew Lloyd Architects and Tibbalds dated February 2013); Letter from Tibbalds dated 16th January 2013; Letter and landscape comparisons plan from Tibbalds dated 8th February; Central Plant Air Quality Statement Revision 001 (by TGA Consulting, dated 7th February 2013); Supplementary Note (by Tibbalds dated February 2014);

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

Condition(s) and Reason(s):

- 2 Condition 2 of the planning permission granted on 31/10/2013 under reference number 2012/6372/P shall be replaced by the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

Site location plan (BE 001); BE 100; 160; 161; 162; 180; 200A; 219A; 220B; 221A; 222-224; 225A; 226A; 239A; 240B; 241A; 242C; 243A; 244A; 245A; 246; 260A; 261B; 262B; 263A; 264A; 265A; 266A; 267A; 268A; 280B; 281C; 282A; 290; 440-001F; 440-002; 440-003A; 440-004; 440-005; 440-011; 440-012; 7239E(60)005-1; 7239E(60)005-1; SD2 Archaeological impact assessment (by CampbellReith dated November 2012); SD3 Heritage Statement (by Tibbalds, dated November 2012); SD4 Air Quality Assessment (by SKM, dated 21 November 2012); SD5 Biodiversity Survey and Report (by CampbellReith dated November 2012); SD6 Energy and Sustainability Statement (by Tibbalds, TGA Consulting and Neeco consultants, dated November 2012); SD7 Flood Risk Assessment (by CampbellReith dated November 2012); SD8 Land Quality Assessment (by CampbellReith dated November 2012); SD9 Sunlight and Daylight (Right of Light Consulting, dated 20th November 2012); SD10 Ambient Noise Assessment (by CampbellReith dated November 2012); SD11 Transport Assessment (by CampbellReith dated November 2012); SD12 Tree Survey (Middlemarch Environmental Ltd, dated May 2012); SD13 Arboricultural Statement (Middlemarch Environmental Ltd, dated November 2012); SD14 Outline Construction Management Plan (by CampbellReith dated November 2012); SD16 Pre-application consultation statement (by Tibbalds, November 2012); SD17 MUGA Noise Impact Assessment (by ACCON UK Limited, 16 November 2012); SD1

Planning, Design and Access Statement Rev A (by Matthew Lloyd Architects and Tibbalds dated February 2013); Letter from Tibbalds dated 16th January 2013; Letter and landscape comparisons plan from Tibbalds dated 8th February; Central Plant Air Quality Statement Revision 001 (by TGA Consulting, dated 7th February 2013); Supplementary Note (by Tibbalds dated February 2014);

Reason: For the avoidance of doubt and in the interest of proper planning.

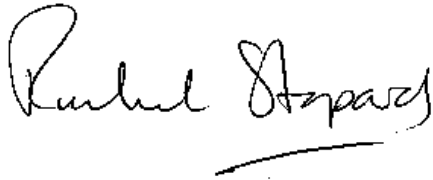
Informative(s):

- 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) 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).

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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