

London Borough of Islington
Development Control Service
PO Box 3333
222 Upper Street
LONDON
N1 1YAOur Ref: **2014/6235/P**
Your Ref:
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

16 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objectionAddress:
Zimco House
16-28 Tabernacle Street &
10-14 Epworth Street
London
EC2

Proposal:

Refurbishment and extensions to the existing building comprising: demolition of existing rear two storey courtyard part of building including former caretaker's flat; demolition of existing fourth floor plant room on Bonhill Street; erection of rear infill extension at ground to fourth floor level; erection of fourth and fifth floor level roof extension along Bonhill Street and Tabernacle Street; recladding and alteration to external facades; together with internal reconfiguration; and change of use of the basement (1,778sqm) from B8 distribution warehouse to B1 office. The extensions would provide 2,503sqm of new B1 office accommodation (total 8,578sqm of B1 office floorspace) and the provision of six new residential flats with front terraces at fifth floor level, comprising one x three-bedroom flat and five x two-bedroom flats. PLEASE NOTE; You are being reconsulted as amended plans have been received.

Drawing Nos: Letter from London Borough of Islington dated 02/10/2014 ref. P2014/1103/FUL



The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 Given the nature of the proposal involving extensions and refurbishment to the existing building and its location approximately 1.3km from the borough boundary, the proposal would have no impact on the nearest conservation area or the amenity of Camden residents, businesses or the local transport network.
As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.11, 7.4, 7.5 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment