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Application Ref: **2014/6181/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

18 December 2014

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Bourne Estate (South)
Portpool Lane
London
EC1N

Proposal:

Variation of conditions 2 (approved plans) and 11 (facilities for cycles) of planning permission 2012/6372/P dated 31/10/2013 (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)), namely internal and external alterations to stair/lift cores, bin stores, meter cupboards, single storey rear extension, gates and doors, windows, terraces and boundary treatment.

Drawing Nos:

Revised Plans: 220 Rev C, 221 Rev B, 222 Rev A, 223 Rev A, 224 Rev A, 225 Rev B, 226 Rev B, 240 Rev C, 241 Rev B, 242 Rev D, 243 Rev B, 244 Rev B, 245 Rev B, 246 Rev A, 260 Rev B, 261 Rev C, 262 Rev C, 263 Rev B, 264 Rev B, 265 Rev B, 266 Rev B, 267 Rev B, 268 Rev B, 280 Rev C, 281 Rev D, 282 Rev B, 290 Rev A..

Superseded Plans: 220, 221, 222, 223, 224, 225, 226, 240, 241, 242, 243, 244, 245, 246, 260, 261, 262, 263, 264, 265, 266, 267, 268, 280, 281, 282, 290.



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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2012/6372/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

Site Location Plan (BE 001); BE100; 160; 161; 162; 180; 200; 219; 220 Rev C; 221 Rev B; 222 Rev A; 223 Rev A; 224 Rev A; 225 Rev B; 226 Rev B; 239; 240 Rev C; 241 Rev B; 242 Rev D; 243 Rev B; 244 Rev B; 245 Rev B; 246 Rev A; 260 Rev B; 261 Rev C; 262 Rev C; 263 Rev B; 264 Rev B; 265 Rev B; 266 Rev B; 267 Rev B; 268 Rev B; 280 Rev C; 281 Rev D; 282 Rev B; 290 Rev A; 440-001; 440-002; 440-003; 440-004; 440-005; 440-011; 440-012; 7239E(60)005-1; 7239E(60)005-2.

SD2 Archaeological Statement (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

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

- 2 For the purposes of this decision, condition no.11 of planning permission 2012/6372/P shall be replaced with the following condition:

REPLACEMENT CONDITION 11

Before the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, detailed, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 89 cycles for the residential component of the development shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

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).

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment