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Application Ref: **2015/0208/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

6 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Bourne Estate South**  
**Portpool Lane**  
**London**  
**EC1N**

Proposal: Details of design information for foundations, basement and ground floor structures to be retained as required by condition 27b of planning permission 2012/6372/P (as amended by 2014/7121/P) dated 31/10/2013 (for mixed use development comprising two new buildings).

Drawing Nos: 200 Rev A, Bourne - Drainage-1 1:250, 6475/2/B1.0, 6475/2/B1.1, C6475-CE.A, C6475-SK1, Thames Water Sewer - Structural Impact Assessment Report No. L495-RE-01 dated January 2015, Comments on L495-RE-01 Thames Water Sewer - Structural Impact Assessment Rev 01 dated January 2015 and Letter from Jon Langford of Thames Water Utilities Limited dated 12/01/2015 (ref: X2039483).

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



Informative(s):

1 Reason for granting:

The details have been submitted to Thames Water who confirmed that the submitted information is sufficient to discharge part (b) of condition 27.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 5.18 of the London Plan 2011; and paragraph 17 of the National Planning Policy Framework.

2 The applicant is advised that the following conditions associated with planning permission 2012/6372/P dated 31/10/2013 require the submission of further details: 4 (sample panels), 7 (landscaping), 17(c) (contaminated land assessment), 18 (green roof details), 20 (privacy screens), 21 (bat survey), 24 (drawings/samples), and 25 (brick samples).

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



Ed Watson  
Director of Culture & Environment