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Application Ref: **2015/2457/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

1 June 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Bourne Estate South
Portpool Lane
London
EC1N**

Proposal:

Detailed drawings of all window specifications, ventilation grills, external doors and gates as required by condition 24 part (a) of planning permission 2012/6372/P (as amended by 2014/6181/P) dated 31/10/2013 (for mixed use development comprising two new buildings).

Drawing Nos: (PLC 24.)01; 02; 03; 04; 05; 06; 07; 08; 09; 10 and 11.

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

Informatives:

1 Reason for granting permission:

The submitted drawings in relation to all windows, ventilation grills, external doors and gates and the sample on site are in keeping with the wording of the part (a) of condition 24 and have met the satisfaction of the Council's Conservation and



Heritage Officer. The detailing around the window openings and other reveals is considered to be of a high quality.

It is noted that the other parts of condition 24 still need to be discharged.

No objections were 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 details are in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 126-141 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: 7 (landscaping), 20 (privacy screens), 21 (bat survey) and 24 (detailed drawings).

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