

Miss Nicky Mylius
McDowell+Benedetti
Karen House
1-11 Baches Street
London
N1 6DL

Application Ref: **2014/2591/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

10 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
11 St Chad's Street
London
WC1H 8BG

Proposal:

Details of excavation and lightwells, as required by condition 5 of planning permission ref 2012/3519/P (dated 14/03/2014), for the change of use at ground and basement floors from offices (Class B1) to church (Class D1) and works of extension and alteration including erection of a new mansard roof extension, erection of rear extension at basement and ground floor, erection of rear extension at first and second floors, replacement shopfront and installation of air handling units at roof level.

Drawing Nos: Approval in Principle Annex A1b; 0703 001 Rev C1; 0703 120 Rev C2; 0703 110 Rev C3; 0703 220 Rev C2; CS/DBR01 Rev 03; SOR005863-01; and Design and Check Certificate

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

Informative(s):

- 1 The submitted details regarding the approved excavation are considered acceptable, as they demonstrate that the structural stability of the public highway would be maintained in constructing the approved basement development. The



details have been approved by the Council's Highways Engineers.

Special attention has been paid to the protecting designated heritage assets, in accordance with s.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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP21 (Development connecting to the highway network) and DP27 (Basements and lightwells) 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 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that condition 7 (green roof details) of planning permission granted on 14 March 2013 (reference 2012/3519/P) is outstanding and require details to be approved.

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