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Application Ref: **2015/4777/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

21 August 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:

Detailed drawings of flues, vents and drainage pipes as required by condition 6 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: Planning statement in support of Condition 6 application Revision A - 18.08.15, (BE14-)P261\_E; P262\_E; P263\_C; P264\_C; P265\_C; P266\_C; P267\_C; P280\_E; P281\_F and P282\_C.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission:

The submitted drawings of the flues, vents and drainage pipes and the samples on



site are in keeping with the wording of the condition and have met the satisfaction of the Council's Conservation and Heritage Officer. The vent covers are bespoke cast iron and will be colour finished to match the brickwork, and they are positioned sensitively on the elevations along with the other proposed details.

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