

Mrs Leonie Oliva
Deloitte Real Estate
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66 Shoe Lane
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EC4A 3BQ

Application Ref: **2015/2677/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

27 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Wates House
22 Gordon Street
London
WC1H 0QB

Proposal:

Details of entranceways, balustrade, parapets, and shutters required by condition 2 (detailed drawings) of planning permission 2014/3486/P dated 22/08/2014 (for enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, following substantial demolition of the building).

Drawing Nos: UCL Wates House - Planning Conditions Discharge prepared by Hawkins Brown dated June 2015 pages 4-15 and 18-32; 1410_DWG_00: 200 C2; 201 C4; 202 C2; 203 C2; 204 C2; 205 C2; 206 C4; 207 C5; 208 C5; 209 C6; 240 C2; 241 C3; 242 C2; 243 C5; 1410_DWG_21: 400 C1; 401 C1; 402 C1; 403 C1; 404 C1; 407 C1; 408 C2; 409 C1; 410 C1; 411; 412; 413;

The Council has considered your application and decided to approve details.



Informative(s):

1 Reasons for granting permission.

The conservation officer has confirmed that the detailed drawings are acceptable. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 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, 56-66 and 126-141 of the National Planning Policy Framework.

2 You are reminded that conditions 6 (tree protection), 10 (biodiverse roof) 12 (hard and soft landscaping - curtilage of Wates House), 15 (SUDS) of planning permission granted on 22/08/2014 ref 2014/3486/P are outstanding and require details to be submitted and approved. You are reminded that details for condition 3 (sample panels) and 4 (hard and soft landscaping - rear gardens of Campbell House) have been submitted but have not been approved to date.

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

