

Ms Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London EC4A 3BQ

Application Ref: **2015/4983/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

18 September 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 materials and sample panels required by part a-d of condition 3 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: Letter from Leonie Oliva (Deloitte LLP) dated 27 August 2015; Letter from LB Camden dated 8th May 2015; Site location plan.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving details.

The details submitted in respect of a typical floor bay including elevation brickwork, upper floor curtain walling, upper floor flush cladding panel and ground floor curtain



walling are acceptable. In particular the proposed colour of the facing brickwork would not harm the character and appearance of the conservation area. 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.

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.

- 2 You are reminded that part (e) of condition 3 (sample of screening to rooftop plant) and conditions 10 (biodiverse roof) and 12 (hard and soft landscaping - curtilage of Wates House) 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 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