

Mr Dave Cox
Matthew Lloyd Architects LLP
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38 Kingsland Road
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E2 8DD

Application Ref: **2015/6248/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

21 December 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 (elevation at 1:5) of proposed dormer windows to Block 1 as required by condition 24 (D) 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 24D.)10; 11 and 12.

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

Informative(s):

- 1 Reasons for approving the details.

The submitted drawings elevation at 1:5 and sections at 1:20 are in keeping with the wording of the condition and have met the satisfaction of the Council's Conservation and Heritage Officer. The detailed drawings of the dormers on Block 1 show that the dormer would be of a high quality design in keeping with the proposed development.



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 Planning (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 parts A-C of 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