

R Litherland
Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2015/7188/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

22 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4-10 Tower Street
London
WC2H 9NP

Proposal:

Details of sound insulation (Condition 5) and cycle storage (Condition 7) of planning permission 2013/3023/P dated 07/11/2013 (Dual/ alternative use of the ground floor for retail (Class A1)) and/or retail/leisure (Class A1/D2) and dual use of the basement retail (Class A1) or leisure (Class D2)).

Drawing Nos: 3190 10 03 and 3190 30 01

The Council has considered your application and decided to grant permission

Informatives:

- 1 Reasons for granting permission.

In relation to Condition 5, details of the materials and extent of acoustic insulation



located on the basement floor, ground floor and ground ceiling have been provided. The submitted details satisfactorily demonstrate that the proposed sound insulation measures would safeguard the amenities of the upper levels within the host building, the adjoining premises and the area generally. The details are considered sufficient to satisfy the requirements of condition 5.

In relation to Condition 7, details of a secured and covered cycle storage area within the basement have been provided. The requirement of a reception and changing area at ground floor level has restricted the opportunity to suitably provide 4 spaces at ground floor level. Therefore a suitable and acceptable alternative has been provided at basement floor level. Notwithstanding its location at basement floor level, rather than ground floor level, the proposal would meet the Council's cycle storage standards. The details are considered sufficient to satisfy the requirements of condition 7.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and street scene or on neighbouring amenity.

As such, the proposed details are in general accordance with policy CS5, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP17, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9 and 6.13 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 56-66 and 126-141 of the National Planning Policy Framework.

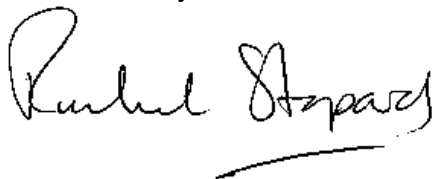
- 2 You are advised that all conditions relating to planning permission granted on 07/11/2013, reference 2013/3023/P which need details to be submitted, have been approved.

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



Rachel Stopard
Director of Culture & Environment