

Mr Matt Bailey  
Planning Sense Ltd  
55 St John Street  
London  
EC1M 4AN

Application Ref: **2016/6711/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

2 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**18-26 Hatton Wall**  
**London**  
**EC1N 8JH**

Proposal:  
Details of green roof, waste plan and terrace screens required by conditions 9, 10, 11(d) and 11(c) of planning permission 2016/4200/P dated 08/12/2016 (Variation of Condition 2 (approved plans) of planning permission reference 2014/5873/P dated 30/09/15 (redevelopment comprising retention of existing building and replacement of western, northern and eastern facades, three-storey roof extension and single-storey extension to eastern elevation to provide a mixed use building comprising offices (B1a), jewellery workshops (B1c) and 7 self-contained residential flats (C3), namely to alter the fenestration of the approved building including installation of louvres to eastern facade and enlargement of plant enclosure at roof level.

Drawing Nos: Boulton Brooks letter dated 11/04/2016, CCS-P1641-DET-700 P3c, CCS-P1641-DET-702 P0d, CCS-P1641-DET-703 P0c, CCS-P1641-DET-704 P0c, CCS-P1641-DET-705 P0c, CCS-P1641-DET-706 P0b, CCS-P1641-DET-709 P0b, CCS-P1641-DET-710 P0c, 435-PA.01 A, Waste Management Strategy dated 30/11/16, 435-GA.51, 435-GA.60, Solar Screen Technical Data Sheet, Eco-Green Roofs Maintenance Procedure, Eco-Green Roofs Supporting Letter, Boulton Brooks letter dated 13/02/2017.



The Council has considered your application and approves of the submitted details.

Informative(s):

- 1 The Council's tree officer has reviewed the information submitted in relation to condition 9 and is satisfied that the green roof proposed is sustainable and a suitable choice for the site. The details submitted in relation to condition 10 have been reviewed by the Council's environmental health team who are satisfied that the proposed arrangements make sufficient provision for the storage and collection of waste at the site. Furthermore, the size and design of the proposed privacy screens to be erected at the site would ensure no significant impact to amenity of neighbouring residents would occur as a result of the development.

As such, the proposed development is in general accordance with policy CS13, CS14, CS15, CS16 and CS18, of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

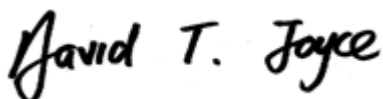
- 2 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are advised that all conditions relating to planning permission 2014/5873/P dated 30/09/15 as amended by permission 2016/4200/P dated 08/12/2016 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



David Joyce  
Director of Planning and Regeneration