

London Borough of Islington
Joe Aggar
Development Management Service
Planning and Development
PO Box 3333
222 Upper Street
London
N1 1YA

Our Ref: **2017/2746/P**

Your Ref: **P2016/2706/FUL**

Please ask for: **Tania Skelli-Yaoz**

Telephone: 020 7974 **6829**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**13 Vale Royal
London
N7 9AP**

Proposal: Request for observations from the London Borough of Islington for Refurbishment of existing nightclub 'Egg London', comprising of excavation to create basement; erection of a new single storey extension in existing ground floor garden area and formation of part ground floor mezzanine, first and second floor balcony areas; addition of part third floor extension to replace existing raised second floor flat roof at rear of no. 13 Vale Royal; formation of curved louvre structure and concave motif on Vale Royal elevation; reinstatement of main entrance on Vale Royal and closing of existing York Way entrance; and other associated alterations (reconsultation: additional information, planning statement and drawings)

Drawing Nos: Letter from the London Borough of Islington ref. 3476726 regarding application: P2016/2706/FUL.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.



Informative(s):

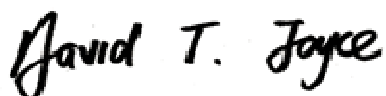
- 1 For reasons of the proposed extensions' scale, height and design and their distance from the borough boundary; it is considered that the proposal would not have a harmful impact upon the character and appearance of the local streetscene or on the amenity of Camden residents through loss of outlook, light or privacy.

It is considered that any approval should be subject to the securing of a Construction Management Plan to minimise potential impacts from the construction process (including from demolition/excavation works) on local transport conditions and residential amenity and that highway works contributions are secured in order to improve the public realm directly adjacent to the site. It is also considered that any approval should be subject to the securing of a Customer Management Plan to ensure that the increased comings and goings from the extended property do not lead to an intensification in levels of noise and disturbance to residential occupiers of properties within the adjoining Maiden Lane estate.

It is also requested that conditions should be applied to any planning approval for the submission of further details to ensure that appropriate noise and vibration attenuation measures to soundproof the extensions are installed within the property and that standard noise levels are achieved and secured.

Subject to these requests, the proposed details are in general accordance with policies G1, C2, C3, C1, T4, D1, A1, A4, A5 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning