

Application ref: 2018/2209/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 22 August 2018

**Development Management**  
Regeneration and Planning  
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Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Herbal House**  
**10 Back Hill**  
**London**  
**EC1R 5EN**

Proposal: Details pursuant to condition 6 (Lighting) of planning permission 2017/0593/P dated 05/03/2018 (Variation of condition 16 (development in accordance with approved plans) granted under reference 2014/3683/P dated 31/03/15 for 'Change of use from higher education college (D1) to a mixed use comprising offices (B1) from lower-ground to fourth floors, three flexible retail/café/office (A1/A3/B1) units at lower ground, ground and upper ground floors and a flexible commercial gallery/office (A1/B1) with ancillary café at lower-ground floor and part ground floor; lightwell infill extension at second third and fourth floor levels; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations', amended by planning references 2015/3337/P dated 21/10/2015, 2015/6052/P dated 21/12/15 and 2016/3280/P dated 26/04/2017. The amendments include proposed use of Crittal style windows and solid panel cladding to the 5th and 6th floor extension.

Drawing Nos: Email from agent dated 15/8/18, Planning Lighting Spill Assessment by Green Planet dated 19th June 2018, Energy Statement Report Fabric Details ref. WBS-RPE-009\_A01 by Waterman Building Services Ltd dated February 2016 and Drawing No. 9363G2B.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 The condition requires details of the lighting specifications of the glazed roof extension, to include manufacturer's specifications and information about potential light spill onto buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing.

Details have been submitted to illustrate the amount of potential light spill to the adjacent property including manufactures details. The development would have a minimum light transmittance of 58%. It is acknowledged that there are no visible trees and lines of vegetation in close proximity to the site. The amount of light spill is considered to be minor within an urban environment in central London.

It is considered that the details are satisfactory to safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and possible anti-social behaviour. Condition 6 can therefore be approved.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

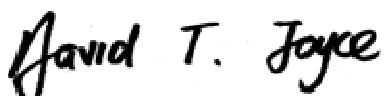
- 2 You are advised that all conditions relating to planning permission granted on 05/03/2018 (ref. 2017/0593/P which need details to be submitted, have been approved.

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



David Joyce  
Director of Regeneration and Planning