

Application ref: 2018/6367/P
Contact: Sofie Fieldsend
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Date: 26 February 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

12-14 Greville Street
London
EC1N 8SB

Proposal:

Details pursuant to conditions 10 (rainwater recycling) and 14 (written scheme of investigation) of planning permission ref. 2016/1091/P dated 15/1/2019 for: Demolition of existing building at No. 14 Greville Street, partial demolition of No.12-13 Greville Street involving the retention of the façade of nos.12 & 13; works to enlarge existing basement(s); erection 5-storey buildings for office (B1a), jewellery workshop (B1c) and retail use (A1); alterations to retained façade and fenestration

Drawing Nos: Rainwater harvesting feasibility assessment by xco2 dated 16/10/2018 and written scheme of investigation for an archaeological watching brief by MOLA dated 17/7/2018.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting consent:

Condition 10 requires full details of a feasibility assessment for rainwater recycling to be submitted to the local planning authority and approved in

writing. The development shall thereafter be constructed in accordance with the approved details. The Council's Sustainability Officers have assessed the submitted details and found them satisfactory to ensure that the development contributes to minimising the need for further water infrastructure in an area of water stress.

Condition 14 requires a written scheme of investigation (WSI) to be submitted to and approved by the local planning authority in writing prior to demolition and development taking place as important archaeological remains may exist on this site. Details include a statement of significance and research objectives, a programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works and the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. Historic England have assessed the submitted details and found them satisfactory to ensure satisfactory treatment of heritage assets of archaeological interest.

The start date of the development should be communicated by the archaeological practice to Historic England who will conduct monitoring visits on behalf of the Council. Although approved this condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

It is considered that sufficient detail has been provided for the approval of conditions 10 and 14 of planning application 2016/1091/P dated 15/01/2019.

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 CC2, CC3 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that the following conditions of the planning permission ref. 2016/1091/P dated 15/01/2019 need details to be submitted - conditions 3 (detailed drawings/materials), 4 (fenestration), 6 (waste), 8 (air monitoring), 9 (energy), 11 (ventilation), 12 (construction method statement), 13 (crossrail method statement), 20 (basement engineer) and 22 (structural stability).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning