

Application ref: 2019/0187/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 15 March 2019

**Development Management**  
Regeneration and Planning  
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Smith C H Architects  
23 Wexner Building  
2 Strype Street  
LONDON  
E1 7LF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**72-80 Leather Lane and 82 Leather Lane**  
**London**  
**EC1N 7TR**

Proposal: Details of compliance with Building Regulations Part M4 (2) for condition 16 of planning permission ref: 2016/6366/P dated 15/05/2017 (Demolition of existing roof and erection of two storey rooftop extension in order to create 4 additional residential units (Class C3), infilling of existing lightwells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between Nos. 80 and 82)

Drawing Nos: Proposed Unit 3 & 4 Condition 16 Part M4 (2): A125\_REV\_B, A111\_REV\_D, A112\_REV\_D, A113\_REV\_D, A114\_REV\_D, A010; A001 B; A002 B; A003 B; A004 B; A005 C; A006 B; A007 B; A008 B; A009 A; A015 B; A016 B; A017 B; A018 B; A020 A; A021 A; A101 C; A102 C; A103 C; A104 C; A105 D; A106 C; A107 C; A108 C; A109 B; A110 B; A111 B; A112 B; A113; A114 B; A115 B; A116 B; A117 B; A118 B; A119 A; A120 A; A121 A; Desk Study Walkover Survey and Environmental Risk Assessment prepared by R M Cameron Environmental Services Ltd dated November 2016; Energy Strategy prepared by Verte Ltd dated 03 March 2017; Heritage Statement prepared by Squire Heritage Consulting dated 6 November 2016; Historic Environment Assessment prepared by Mola dated October 2016; Noise Assessment Report prepared by Cole Jarman dated 31 October 2016; Planning Statement dated November 2016; Daylight and Sunlight Report prepared by point 2 surveyors Ltd dated October 2016; Sustainable Design and Construction Statement prepared by Rigas Malamoutsis, Verte Limited dated 03.03.17.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission-

With regard to condition 16 attached to planning permission 2016/6366/P, plans of the 4 new residential units have been submitted to demonstrate compliance with Building Regulations Part M4 (2). The Council's Access officer has reviewed the plans and confirms that bathrooms feature outward opening doors and the entrance doors, internal doors and corridors have the required widths. The full impact of the proposed development has already been assessed. As such the internal layout of the building provided flexibility for the accessibility of future occupiers and their changing needs over time in accordance with policy C6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

2 You are reminded that conditions 4 (samples and details of materials as appropriate), condition 6 (details of the ventilation for the communal bin store), 9 (details of an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings), condition 10 (risk assessment and sampling exercise of the dust identified in Cameron Environmental's Phase 1 Desk Study), 14 (detailed plans showing the location and extent of photovoltaic cells to be installed), 15 (details of all biodiverse, substrate-based extensive living roofs) of planning permission granted on 2016/6366/P dated 15/05/2017 are outstanding and require details to be submitted and approved.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer