

Application ref: 2019/3782/P  
Contact: Josh Lawlor  
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Date: 24 October 2019

**Development Management**  
Regeneration and Planning  
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SCH Architects  
23 Wexner Building  
2 Strye Street  
London  
E1 7LF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**72 Leather Lane**  
**London**  
**EC1N 7TR**

Proposal:

Details for condition 9 (Sound insulation details) and 15 (Living roof details) of planning permission (2016/6366/P) dated 15/05/2017 for the 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: Acoustic Report prepared by MLH Consulting Engineers dated 23/07/2019, A135, A136, A137, A138, A130, A131, Bauder Extensive Biodiversity Green Roof Maintenance Procedure

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

Informative(s):

- 1 Reasons for granting approval of details:

A Noise and Vibration Assessment, prepared by MLM Consulting Engineers Ltd, has been submitted which illustrates that satisfactory design criteria performance has been applied to satisfy the requirements of the condition. The Council's Noise Officer has assessed the acoustic report and confirmed that

the measures put forward are appropriate to meet the requirements of the condition.

The biodiverse, substrate-based extensive living roofs with wildflower planting are considered to be suitable for the site and to be of sufficient substrate depth to support the species proposed. They will enhance the landscaped appearance and biodiversity of the site. A maintenance procedure produced by Bauder Total Roof Systems has been submitted to ensure the quality of the living roof is maintained.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS13, CS15, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies 2010 and the London Plan 2016 as amended.

- 2 You are reminded that condition 4 (samples and details of materials), condition 6 (details of the ventilation for the communal bin store), and condition 14 (detailed of photovoltaic cells) of planning permission granted on 2016/6366/P dated 15/05/2017 are outstanding and require details to be submitted and approved.

Details for condition 10 (Risk assessment) have been submitted and are currently under consideration.

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