

Application ref: 2019/4034/P  
Contact: Sofie Fieldsend  
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Date: 12 November 2019

**Development Management**  
Regeneration and Planning  
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TP Bennett  
One America Street  
London  
SE1 ONE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**10 Back Hill**  
**London**  
**EC1R 5EN**

#### **Proposal:**

Details pursuant to condition 14 (Plant Equipment) of planning permission ref 2014/3683/P dated 31/03/2015 (as amended by permission ref 2015/6052/P dated 21/12/2015) for: Change of use from higher education college (D1) to a mixed use comprising offices, three flexible retail/café/office (A1/A3/B1) units and a flexible commercial gallery/office (A1/B1) with ancillary café; lightwell infill extension; two-storey roof extension to create additional office (B1) space and six self-contained duplex apartments; and associated external alterations.

Drawing Nos: HH-CAW-XX-RF-DR-M-5801 Rev.T3; HH-CAW-XX-XX-DR-M-5712 Rev.T3; D 0400 Rev.1; D 0401 Rev.1; D 0404 Rev.1; D 0405 Rev.1; D 0900 Rev.1; D 0901 Rev.1 and Acoustic specification ref. 18395-S01-B by Sandy Brown dated 9/7/19.

The Council has considered your application and decided to grant permission

#### **Informative(s):**

##### **1 Reasons for approval-**

Condition 14 requires full details of a scheme for roof plant and equipment, including manufacturer's specifications, noise levels and attenuation. Sufficient

information has been provided relating to manufacturers' data, locations, noise levels and performance for the plant equipment including the AHU (commercial) and MVHR (domestic) ventilation. It is considered that this development would therefore safeguard the amenities of the adjoining premises and the area. The roof plant at upper roof level would be hidden behind parapet screening and thus would not have any impact on the building or streetscene.

It is noted that this condition had been previously discharged under planning ref. 2017/6336/P; this application differs as it proposes a new extract duct at roof level. Given this duct's siting, design and screening from the existing parapet, it is considered that the additional equipment would not be visible from the street nor have any further impact on the conservation area.

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 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 8 (Lifetime homes) of planning permission ref 2015/6052/P dated 21/12/2015 is outstanding and is required to be discharged.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer