

Application ref: 2019/4975/P
Contact: Laura Hazelton
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Date: 30 April 2020

Development Management
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

17 Charterhouse Street
London
EC1N 6SA

Proposal:

Details of electric vehicle charging points and bird and bat boxes required by conditions 10 and 14 of planning permission 2017/4586/P granted on 24/01/2018 for 'Extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street'.
Drawing Nos: Bat and Bird Box Specification dated 12 February 2020; Technical Submittal document by Wates; 7000-GBE-CH-LG-DP-X-1003 rev C1; P17-082 Envelope Specification (other than Curtain walling package) incl. External Works dated 20/06/2019; P17-082 A-22-PLA-LG-01 rev P1.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval-

Condition 10- Details submitted include manufacturer's specifications of the electric vehicle charging points, power supply ducting layout, parking layout plan, and confirmation that there is capacity in the connection to the local

electricity distribution network and electricity distribution board. The details have been reviewed by the Council's Transport Officer who has confirmed that the details demonstrate that appropriate measures are proposed to provide 4 electric vehicle charging points.

Condition 14- Details submitted include details of bird and bat box locations and types and indication of species to be accommodated. Following the amendment of the location of the boxes to more appropriate elevations for birds and bats, the Council's Nature Conservation Officer has confirmed that the details provide appropriate measures for enhancing biodiversity.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and surrounding conservation area.

As such, the proposed details are in general accordance with policies T1, T2, A3 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (features to be reinstated) and 16 (salvage) of planning permission reference: 2017/4586/P granted on 24/01/2018 are outstanding and require details to be submitted and approved.

Details of external doors and gates (condition 2a) and PV panels (condition 7) have been submitted and are pending determination.

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