

Application ref: 2020/2021/P  
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Date: 14 August 2020

**Development Management**  
Regeneration and Planning  
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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**2 Tower Court**  
**London**  
**WC2H 9NU**

Proposal:

Details of conditions 6 (tree protection measure) and condition 9 (Archaeology - Written Scheme of Investigation) pursuant to planning permission 2019/2525/P dated 13/01/2020 for: change of use of building from ancillary office (B1a) to provide 2x self-contained flats (2x 1bed, 2 person - C3) including demolition of conservatory and opening up of lightwell, lowering of basement slab, creation of new entrances and replacement of windows. Drawing Nos: Written Scheme of Investigation for an Archaeological Watching Brief commissioned by RPS group dated March 2020; Arboricultural Impact Assessment dated 13th February 2020 commissioned by Hallwood Associates Arboricultural and Woodland Consultants dated 13th February 2020 and Cover letter from DWD Property and Planning dated 7th May 2020.

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

Informative(s):

- 1 Reason for approving the details.

Condition 6 requires details of the tree protection measure should be submitted

and approved. The submitted Arboricultural statement has been reviewed by the Council's tree officer who considers the details are considered sufficient to demonstrate that the trees will be adequately protected in line with BS5837:2012. It is recommended that the details be approved. As such, the application is recommended for approval.

In order to discharge condition 9, a 'Written Scheme of Investigation (WSI) for an Archaeological Excavation and Watching Brief' has been prepared by RPS Group. These details were forwarded to The Greater London Archaeological Advisory Service (GLAAS), who confirmed by way of letter on 9/06/2020 that the submitted document accords with relevant standards and guidance and that it is in compliance with the condition. They stated that once the WSI has been approved, the start date should be communicated by the archaeological practice to this office. GLASS also confirm that they will conduct monitoring visits on behalf of the Council. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

The full impact of the proposed development has already been assessed.

The submitted details are in general accordance with the requirements of policies A1, A2, A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 A and B requires detail drawing or sample of windows, c) details of the new refuse store and planters to front garden; condition 5 (details of hard and soft landscaping to the front garden) and condition 7 (details of secure and covered cycle storage area for 2 cycles); of planning permission 2019/2525/P granted on 13th January 2020 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  
Director of Economy, Regeneration and Investment