

Application ref: 2020/0755/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: [Joshua.Ogunleye@camden.gov.uk](mailto:Joshua.Ogunleye@camden.gov.uk)  
Date: 27 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tibbalds Planning and Urban Design Ltd.  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**20-23  
Greville Street  
London  
EC1N 8SS**

#### **Proposal:**

Ground investigation results required by condition 19 (part b) of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos: PHASE 2 ENVIRONMENTAL RISK ASSESSMENT REPORT (received 14/02/2020), Radon Result (received 21/10/2020)

The Council has considered your application and decided to approve the submitted details.

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

##### **1 Reason for granting permission**

The Environmental Health Officers have reviewed the submitted documents as revised and consider that the details of the proposed site investigation programme are acceptable and would ensure the adequate remediation and

protection from possible presence of ground contamination arising in connection with the site's previous use subject to the post-occupation monitoring as set out in the revised report to accord with the remaining requirement of condition 19.

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

As such, the proposed details are in general accordance with policy A1 of the London Borough of Camden Local Plan.

- 2 The following conditions require details to be submitted and approved prior to the relevant works: Condition 3 (detailed drawings/samples), Condition 10 (Living roof details and installation), Condition 15 (Plant & equipment).

The following conditions require details to be submitted and approved prior to occupation of the development: Condition 11 (Solar PV details), Condition 12 (Air source heat pump details).

Details have been submitted to discharge Condition 8 (SUDS), Condition 13 (Construction related impacts monitoring) and Condition 14 (Ventilation) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer