

Application ref: 2020/5162/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 2 February 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
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:

Details of ventilation systems required by condition 14 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: J3304-M-DR-1060 rev 07, J3304-B-DR-1RF0 rev 07, J3304-M-DR-1050 rev 07, J3304-M-DR-1020 rev 08, J3304-M-DR-1010 rev 07, J3304-M-DR-1000 rev 07, J3304-M-DR-1B10 rev 06, 248 - 1080 rev T2, 248 - 1130 rev T2, Technical Note dated 26/01/2021.

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

Informative(s):

- 1 Reason for granting approval of details:

Details of the ventilation systems including air inlet locations have been

submitted to discharge condition 14. The details were amended following the original submission in response to comments received from the Council's Air Quality Officer as the proposed air inlets and exhausts were located too close to each other. The revised details are acceptable and demonstrate that the air inlet locations would be located away from busy roads and boiler flues and as close to roof level as possible, to protect internal air quality.

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 streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details would protect the amenity of occupants in accordance with Policy CC4 of the London Borough of Camden Local Plan and Policy 7.14 of the London Plan 2016.

- 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) 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