

Application ref: 2021/0102/P  
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**Development Management**  
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Marek Wojciechowski Architects  
66-68 Margaret Street  
London  
W1W 8SR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Rear Of 1-3  
Britannia Street  
London  
WC1X 9BN**

Proposal:  
Servicing Management Plan required by condition 9 of planning permission granted on 28/09/2020 under ref: 2020/0030/P (amendment of permission granted on 17/04/2018 under ref: 2016/6356/P) for the 'Demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) at ground, 1st and 2nd floors and flexible gallery (D1 use)/office use at basement level, and associated works'.

Drawing Nos: Servicing Management Plan dated 16/12/2020.

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

Informative(s):

1 Reason for granting permission:

A Servicing Management Plan (SMP) has been submitted to discharge condition 9. The plan provides details of how servicing will be undertaken at the site, the expected level of servicing activity and management measures that will be put in place to control servicing and deliveries associated with the site.

The SMP has been reviewed by the Council's Environmental Health Officer and Transport Officer who confirm the details are acceptable and sufficient to discharge condition 9 of planning permission ref: 2020/0030/P.

Servicing and deliveries associated with the site will utilise the existing on-street loading opportunities on Britannia Street, namely the extent of single yellow line located adjacent to the site entrance. The SMP notes that the single yellow line stretch is subject to the restrictions of the controlled parking zone and cannot be used between 0830-1830 Monday to Friday and 0830-1330 on Saturdays; however, the Council's Transport Officer has confirmed loading can take place from the single yellow line outside the site on Britannia Street at any time, or from the Resident bays to the west of the site, for up to 20 minutes at a time.

TRICS data suggests the consented office use is likely to generate 2 two-way daily servicing trips. A building manager will be appointed to liaise with occupiers to manage the arrival of deliveries outside of peak periods, and to minimise the impact of delivery and servicing activity. The building manager will also be responsible for the ongoing monitoring of the SMP.

No objections have been received. 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 A1 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that condition 11 (evidence of SuDs implementation) of planning permission granted on 17/04/2018 under reference 2016/6356/P is outstanding and requires details to be submitted and approved. Details for conditions 3 (detailed drawings) and 19 (light spill mitigation plan) 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