

Application ref: 2021/1499/P  
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Date: 4 June 2021

**Development Management**  
Regeneration and Planning  
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Hodges Architects Ltd  
46 Tolworth Park Road  
KT6 7RL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**72 - 80 Leather Lane  
London  
EC1N 7TR**

Proposal:

Details required by condition 4a (Window Specifications) granted under reference 2016/6366/P dated 15/05/17 for demolition of existing roof and erection of two storey rooftop extension in order to create 4 additional residential units (Class C3), infilling of existing lightwells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between Nos. 80 and 82.

Drawing Nos: A141, A132, A131

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

Informative(s):

- 1 The new windows would be double glazed sashes and would maintain the same fenestration detailing in terms of window frame thickness and glazing pattern. The 5th floor front elevation would replicate the existing six over six Georgian style glazing bar pattern as existing, whilst the remainder of the windows would be late victorian style with a centre bar and single verticle glazing bar. The window frames would be timber as existing and the glazing bars would be structural. The proposed windows would preserve the character and appearance of the host building and would therefore be considered

acceptable. Condition 4(a) can therefore be part discharged, details of the aluminium doors and windows will be submitted separately.

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 building or on neighbouring amenity.

As such, the proposed development is in general accordance with policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4a (part) b and c (samples and details of materials as appropriate), condition 6 (details of the ventilation for the communal bin store), condition 10 part b (risk assessment and sampling exercise of the dust identified in Cameron Environmental Phase 1 Desk Study), 14 (detailed plans showing the location and extent of photovoltaic cells to be installed) of planning permission granted on 2016/6366/P dated 15/05/2017 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer