

Application ref: 2021/1989/P  
Contact: Josh Lawlor  
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Date: 11 October 2021

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details required by condition 6 (bin store ventilation) of planning permission 2016/6366/P dated 15/05/2017 (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: External Plant Noise Impact Assessment dated 24/06/2021,  
Specification details for ventilation system, M-102C1, M-101C1, A122, A121, Email  
from agent with links to odour filtration and insect mesh specification details

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

Informative(s):

- 1 The bin store would have appropriate passive ventilators to allow air flow and prevent unpleasant odours. The Councils Environmental Health Officer has reviewed the submitted elevation drawings and odour filtration and insect mesh specifications and is satisfied that the submitted details comply with the wording of condition 6 (bin store ventilation) of planning permission

2016/6366/P dated 15/05/2017 and recommends that the condition is discharged.

The full impact of the scheme has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or on neighbouring amenity. The details are in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that 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 2021.

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