

Application ref: 2021/3610/P
Contact: Josh Lawlor
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Date: 11 October 2021

Development Management
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Hodges Architects Ltd
46 Tolworth Park Road
Surbiton
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 pursuant to Condition 11 (WRC Water Calculators for each residential unit) of planning permission Ref. 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 light wells, internal reconfiguration and shopfront restoration. Creation of new fire escape route between No's 80 and 82.

Drawing Nos: Water Calculator Unit 1-12

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

Informative(s):

- 1 Condition 11 requires the development to achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

The Water Calculator shows a total water consumption of 103 litres per person per day for the 12 flats. There are 5 litres allocated for external water use.

As such the condition can be discharged. The full impact has already been assessed.

The details would ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 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