

Application ref: 2021/4135/P  
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Date: 18 October 2021

**Development Management**  
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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:**

Detailed drawings of railings and shopfronts required by condition 3 (parts a and e) 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: 248\_Terrace Cladding Elevations, GS-DFL-XX-00-DR-X-0020 rev C02, GS-DFL-XX-00-DR-X-0023 rev C02, 248\_North and West shopfront elevations, GS-DFL-XX-00-DR-X-0001 rev C02, GS-DFL-XX-00-DR-X-0002 rev C02, GS-DFL-XX-00-DR-X-0003 rev C02, GS-DFL-XX-00-DR-X-0004 rev C02, GS-DFL-XX-00-DR-X-0005 rev C02, GS-DFL-XX-00-DR-X-0006 rev C02, GS-DFL-XX-00-DR-X-0007 rev C02, GS-DFL-XX-00-DR-X-0011 rev C02, GS-DFL-XX-00-DR-X-0017 rev C02, GS-DFL-XX-00-DR-X-0018 rev C02.

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

Informative(s):

## 1 Reasons for granting approval

Condition 3 (part a) required typical details of new railings including materials, finish and method of fixing. The proposed terrace to the western elevation does not include traditional railings but the parapet would extend upwards at terrace level to form guarding. The balustrading / parapet would be formed of the same material and be of the same design as the external cladding, as shown on the original approved drawings. The details are considered acceptable and would ensure a high standard of design and finish.

Condition 3 (part e) required plan, elevation and section drawings of the new shopfronts. The submitted details are in keeping with the previously approved drawings and would ensure a high standard of detailing which would enhance the character of the building, ground level frontage and relationship with the neighbouring building.

No objections were received prior to the determination of the application.

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 safeguard the character and appearance of the area and are in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan policies.

- 2 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 3 parts B, C, and D (detailed drawings/samples) and 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 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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer