

Application ref: 2021/2831/P
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Tibbalds Planning and Urban Design Ltd.
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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 and samples required by condition 3 (parts b, c and d) of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office use at basement, ground floor and 1st floor to retail/restaurant; 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:

Condition 3 (b) - GS-GRW-XX-XX-DR-A-1160_C03_North-and-East-Elevation--Windows-and-Doors, GS-GRW-XX-XX-DR-A-1161_C02_West-and-South-Elevation--Windows-and-Doors and Planning Condition 3B Technical Note Rev A dated 10/06/2021, GS-DFL-XX-00-DR-X-0070 rev P1.

Windows: GS-DFL-XX-02-DR-X-8017, GS-DFL-XX-02-DR-X-8018, GS-DFL-XX-02-DR-X-8019, GS-DFL-XX-02-DR-X-8022, GS-DFL-XX-02-DR-X-8023, GS-DFL-XX-02-DR-X-8024, GS-DFL-XX-02-DR-X-8025, GS-DFL-XX-02-DR-X-8026, GS-DFL-XX-02-DR-X-8027, GS-DFL-XX-02-DR-X-8028, GS-DFL-XX-02-DR-X-8029, GS-DFL-XX-02-DR-X-8030 (all received 22/10/2021)

GS-DFL-XX-02-DR-X-8001, GS-DFL-XX-02-DR-X-8002, GS-DFL-XX-02-DR-X-8003, GS-DFL-XX-02-DR-X-8004, GS-DFL-XX-02-DR-X-8005, GS-DFL-XX-02-DR-X-8006,

GS-DFL-XX-02-DR-X-8007, GS-DFL-XX-02-DR-X-8008, GS-DFL-XX-02-DR-X-8009, GS-DFL-XX-02-DR-X-8010, GS-DFL-XX-02-DR-X-8011, GS-DFL-XX-02-DR-X-8012, GS-DFL-XX-02-DR-X-8013, GS-DFL-XX-02-DR-X-8014, GS-DFL-XX-02-DR-X-8015, GS-DFL-XX-02-DR-X-8032, GS-DFL-XX-02-DR-X-8101, GS-DFL-XX-02-DR-X-8102, GS-DFL-XX-02-DR-X-8103, GS-DFL-XX-02-DR-X-8104, GS-DFL-XX-02-DR-X-8105, GS-DFL-XX-02-DR-X-8106, GS-DFL-XX-02-DR-X-8107, GS-DFL-XX-02-DR-X-8108, GS-DFL-XX-02-DR-X-8113, GS-DFL-XX-02-DR-X-8114, GS-DFL-XX-02-DR-X-8126, GS-DFL-XX-02-DR-X-8127, GS-DFL-XX-02-DR-X-8128, GS-DFL-XX-02-DR-X-8129, GS-DFL-XX-02-DR-X-8130 (all received 16/05/2021)
GS-DFL-XX-02-DR-X-8020, GS-DFL-XX-02-DR-X-8021 (received 26/10/2021)

Doors: GS-DFL-XX-02-DR-X-8016, GS-DFL-XX-02-DR-X-8033, GS-DFL-XX-02-DR-X-8035, GS-DFL-XX-02-DR-X-8036, GS-DFL-XX-02-DR-X-8037, GS-DFL-XX-02-DR-X-8038, GS-DFL-XX-02-DR-X-8039, GS-DFL-XX-02-DR-X-8040, GS-DFL-XX-02-DR-X-8109, GS-DFL-XX-02-DR-X-8110, GS-DFL-XX-02-DR-X-8111, GS-DFL-XX-02-DR-X-8112, GS-DFL-XX-02-DR-X-8116, GS-DFL-XX-02-DR-X-8117, GS-DFL-XX-02-DR-X-8118, GS-DFL-XX-02-DR-X-8119, GS-DFL-XX-02-DR-X-8121, GS-DFL-XX-02-DR-X-8122, GS-DFL-XX-02-DR-X-8123, GS-DFL-XX-02-DR-X-8124, GS-DFL-XX-02-DR-X-8041, GS-DFL-XX-02-DR-X-8109, GS-DFL-XX-02-DR-X-8115, GS-DFL-XX-02-DR-X-8120, GS-DFL-XX-02-DR-X-8125.

Condition 3 (c) - Planning Condition 3C Technical Note Rev A dated 10/06/2021, GS-DFL-XX-00-DR-X-0801 rev P01, GS-DFL-XX-00-DR-X-0802 rev P01, GS-DFL-XX-00-DR-X-0803 rev P01, GS-DFL-XX-00-DR-X-0804 rev P01.

Condition 3 (d) - Planning Condition 3D Technical Note Rev A dated 07/06/2021.

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

Informative(s):

1 Reasons for granting approval

Condition 3 (part b) required detailed drawings showing the new windows and doors. They would be aluminium framed and finished in a dark bronze polyester powder coating which is an appropriate colour against the new metal cladding system. The submitted details initially showed stuck-on glazing bars which officers advised were not acceptable as the original proposals showed the details were to be part of the cladding system. Following the submission of revised drawings removing the glazing bars, the details are considered acceptable and would ensure a high standard of design and finish.

Condition 3 (part c) required samples and manufacturer's details of new facing materials including glazing. The cladding material would be perforated aluminium with a custom pre-patinated polyester powder coating. Glazing would be double-glazed windows with aluminium frames, and new doors would either be the same material or steel doors to the substation in the same colour.

A sample panel was also erected on site to discharge condition 3 (part d) which shows the proposed colour, texture, mesh size, fold and surface joints of the

facing material as well as the proposed windows and sills. The submitted details and sample are considered sufficient to ensure a high standard of detailing and design which would enhance the character of the building and streetscene.

One objection was received prior to the determination which raised concerns about the level of detail provided as well as possible overlooking from the dormer windows onto the neighbouring residential terrace. The details have been reviewed by the Council's Design Officer and considered sufficient and acceptable. In terms of overlooking, the window design would be as approved under previous amendment application ref: 2019/1456/P, and it is noted that a condition was secured as part of application ref: 2021/3041/P for the installation of obscure glazing to overcome any perceived sense of overlooking.

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 are in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The following conditions require details to be submitted and approved prior to occupation of the development: 11 (Solar PV details), 12 (Air source heat pump details).

Details have been submitted to discharge conditions 3 (part F - façade details) and 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



Daniel Pope
Chief Planning Officer