

Application ref: 2021/4160/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 21 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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:

Details of façade required by condition 3 (part f) 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: GS-DFL-XX-00-DR-X-0452_C02, GS-DFL-XX-00-DR-X-0453_C02, GS-DFL-XX-00-DR-X-0454_C02, GS-DFL-XX-00-DR-X-0455_C02, GS-DFL-XX-00-DR-X-0456_C02, GS-DFL-XX-00-DR-X-0457_C02, GS-DFL-XX-00-DR-X-0001_C02, GS-DFL-XX-00-DR-X-0018_C02, GS-DFL-XX-00-DR-X-0801, GS-DFL-XX-00-DR-X-0802, GS-DFL-XX-00-DR-X-0803, GS-DFL-XX-00-DR-X-0804, GS-DFL-XX-00-DR-X-0023_C02, GS-DFL-XX-00-DR-X-0053_C02, GS-GRW-XX-XX-DR-A-5025_C02_Above Ground Junction Details - Sheet 06, GS-GRW-XX-XX-DR-A-5026_C01_Above-Ground-Junction-Details-Sheet-07, GS-DFL-XX-00-DR-X-0016_C02, GS-DFL-XX-00-DR-X-0040_C02, GS-DFL-XX-00-DR-X-0051_C02, GS-DFL-XX-00-DR-X-0052_C02, GS-DFL-XX-00-DR-X-0055_C02, GS-DFL-XX-00-DR-X-0020_C02, GS-DFL-XX-00-DR-X-0039_C02, GS-DFL-XX-00-DR-X-0042_C02, GS-DFL-XX-00-DR-X-0034_C02, GS-DFL-XX-00-DR-X-0050_C02, GS-GRW-XX-XX-DR-A-1101B_C03_West Elevation_Vertical Divisions, GS-DFL-XX-00-DR-X-0070_P03.

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

Informative(s):

1 Reasons for granting approval

Condition 3 (part f) required plan, elevation and section drawings showing the typical façade details including expansion joints; panel divisions; party wall upstand; roof junctions; parapet and parapet cornice; chimneys; vertical divisions between facades on the west elevation and colonnade.

Detailed drawings have been received which have been reviewed by the Council's Urban Design Officer. The proposed window bar design was initially considered to be unacceptable; however, following revisions showing that the glazing bars would be integrated into the external cladding, the details are considered to be acceptable.

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 and streetscene or on the character of the conservation area.

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 2017.

- 2 You are reminded that condition 11 (Solar PV details) and condition 12 (Air source heat pump details) of planning permission 2018/0910/P granted 19/06/2019 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



Daniel Pope
Chief Planning Officer