

Application ref: 2022/0233/P
Contact: Josh Lawlor
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Date: 10 March 2022

Development Management
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London Borough of Camden
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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 4b (Shopfront details) of planning permission reference 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.
Drawing Nos: A138, A139, A136, A137, A135.

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

Informative(s):

1 Reasons for approval-

Condition 4 part b requires plan, elevation and section drawings (including fascia, cornice, pilasters and glazing panels) of the new shopfronts. Parts 4a (aluminium windows and doors) & 4c (facing materials) have been already discharged under Ref. 2021/3298/P.

The shopfronts are traditional in appearance and appropriately respond to the character and design of the building and its context. The detailed design, materials, colour and architectural features of the shopfronts would activate the

street and are considered acceptable. Overall the shopfronts would integrate well with the surrounding area and contribute positively to the frontage, streetscene and conservation area.

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 or on neighbouring amenity.

As such, condition 4 can be discharged. The details are in general accordance with policies D1 and D2 of the London Borough of 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 (location and extent of photovoltaic cells) 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 blue rectangular background.

Daniel Pope
Chief Planning Officer