

Application ref: 2022/5406/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 6 February 2023

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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

296-302 Lincoln House
High Holborn
London
Camden
WC1V 7JH

Proposal:

Details of green wall required by condition 12 of planning permission 2018/3105/P, dated 12/03/2020 (for: Partial demolition and extensions at rear and new plant; change of use of ground floor to provide 2 x A1 units and the remainder in B1a use; associated works)

Drawing Nos: Cover letter, dated 4/11/2022 (Gerald Eve); D0479-001 Rev C; D0479-002 Rev C.

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

Informative(s):

1 Reasons for granting approval:

This application seeks to discharge condition 12 of planning permission 2018/3105/P, dated 12/03/2020. The condition requires the submission of details of the living wall(s), including details of maintenance; the construction and materials; and planting species and density.

Detailed drawings (plans and elevations), plant details (species), construction details and a maintenance schedule have been provided. The information provided illustrates a broad range of species, automated irrigation and an adequate site maintenance plan, which is all considered to be acceptable. The Council's Tree Officer has reviewed the details and is satisfied that they meet the requirements of the condition.

The proposed development is in general accordance with Policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that condition 3a (windows and doors details), 3b (samples of facing materials) [insofar as it relates to the proposed works other than the shopfront], 13 (bird and bat box locations), 14 (sound attenuation details), 16 (retail signage details) still require details to be submitted for approval.

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