

Application ref: 2022/5091/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 18 May 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

DWD
6 New Bridge Street
London
EC4V 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Tybalds Estate
New North Street
London
WC1N 3JT

Proposal:

Details (for under-build units only) required by part conditions 3 a, b, c (materials, lighting, CCTV) and 4 (landscaping) of planning permission 2021/3580/P dated 14/10/2022 (Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works).

Drawing Nos: X-702-PROPOSED MASTERPLAN_ UNDERBUILDS DELIVERY and ASSOCIATED WORKS, Tybalds Underbuilds - Richbell Planting Plan and Schedule, Tybalds Underbuilds - Richbell Hard Landscaping Proposals, Tybalds Underbuilds - Falcon Courtyard Planting Plan and Schedule, Tybalds Underbuilds - Falcon Courtyard Landscape, Tybalds Underbuilds - Blemundsbury Planting Plan and Schedule, Tybalds Underbuilds - All underbuilds Soft Landscaping Specification, Tybalds Underbuilds - Blemundsbury Landscape, TE-UF-250-PROPOSED FALCON-RAMP-T03, Landscape Design and Access Statement - Chapter 7, Condition 03 - Facing Materials_CCTV_Lighting discharge application_Part 1 to 6, 221121 Covering Letter

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

Informative(s):

1 Reasons for granting approval-

Conditions 3 and 4 require details of all facing materials (including lighting and CCTV) and landscaping for the development to be submitted and approved. However, due to funding reasons, the approved under-build units are being brought forward first, ahead of the other residential blocks approved as part of the wider development. The current application therefore seeks to only part discharge conditions 3 and 4.

The submitted details have been reviewed by the Council's Urban Design officer who has confirmed they are consistent with the design intentions and quality of the original approval. Conditions 3 and 4 can therefore be part discharged.

As such 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 this decision only relates to the under-build units and that details of materials and landscaping for all other elements of the approved scheme will need to be submitted for approval by the Council.

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