

Application ref: 2023/0331/P  
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Date: 4 July 2023

**Development Management**  
Regeneration and Planning  
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ECE Architecture Limited  
76 Great Suffolk Street  
Southwark  
London  
SE1 0BL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**The Charlie Ratchford Centre**  
**Belmont Street**  
**London**  
**Camden**  
**NW1 8HF**

#### Proposal:

Details to Condition 6 a, b, d and e (Details, Materials and Samples) granted under planning reference 2020/5063/P dated 05/11/2021 Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated works.

Drawing Nos: LD504-ECE-ZZ-ZZ-DR-A-2110, 2112-2116, 2122, 2711, 2712, 3804, 3805, 3806 (P04), LC504-ECE-ZZ-00-DR-A-2120, 2121, 3801, 3802, 3803, LC504-ECE-ZZ-GF-DR-A-2119, LC504-ECE-B-ZZ-DR-A-2132, 2133

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

#### Informative(s):

##### 1 Reasons for granting permission/consent-

Condition 6 of planning permission 2020/5063/P requires details of all the facing details, materials and samples to be submitted and approved to the Local Planning Authority. This deals with issues (a), (b), (d) and (e) of the

condition. Point (c) has been approved under 2023/1207/P.

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 neighbouring amenity.

The documents submitted demonstrate that the facing materials including the brickwork, cladding, balustrades and detailing are of high quality and conforms to the details approved within the original permission. The details of the building envelope, roof details are acceptable as well as the entrance gates details.

One objection was received prior to making this decision however this dealt with the principle of the development which has been established under approved permission 2020/5063/P. The Urban Design Officer raised no objections following clarification and amendments to the details.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are reminded that conditions 5, 10, 16, 17, 18, 19, 21, 22 and 23 of permission 2020/5063/P granted on 05/11/2021 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