

Application ref: 2021/0924/P
Contact: Kate Henry
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Date: 13 July 2023

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David Kohn Architects
Bedford House
125-133 Camden High Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
8 Smart's Place
London
WC2B 5LW

Proposal:

Details of facing materials required by condition 3 and details of soft landscaping / planting required by condition 8 of planning permission 2019/1420/P dated 10/03/2020 (for: 'Erection of 3 storey roof extension to create 1 x 3-bed self-contained flat with roof garden; installation of replacement plant machinery for existing four-storey office building; alterations to existing building)

Drawing Nos: Application for Discharge of Conditions ref 2019/1420/P (David Kohn Architects), dated 17/02/2021

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

Informative(s):

1 Reasons for granting

This application seeks to discharge conditions 3 and 8 of planning permission 2019/1420/P dated 10/03/2020. Condition 3 requires the submission of details of all facing materials and condition 8 requires the submission of details of soft landscaping and planting.

The proposed facing materials include Corium brick slips with a light grey mortar; anodised aluminium windows and terrace doors; slate pavers; black coloured steel balustrades with an anodised metal finish; London reclaimed bricks; and a metal louvre coloured to match the existing front door. It is noted that the works have been undertaken and the materials used are considered to be well suited to the Seven Dials (Covent Garden) Conservation Area in terms of colour tone and material.

The soft landscaping and planting details indicate contoured herbaceous planting around the edges of the terraces, planted pots on the paved areas and trees / large shrubs. It is considered that the proposed soft landscaping and planting will soften the appearance of the building and contribute positively to the character and appearance of the wider area.

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

- 2 You are advised that all conditions relating to planning permission 2019/1420/P, dated 10/03/2020, which need details to be submitted, have been 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