

Application ref: 2023/2838/P
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Date: 13 September 2023

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JLL
30 Warwick Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18 Stukeley Street
London
WC2B 5LR

Proposal: Samples and manufacturer specifications required by condition 4 part B of planning permission ref. 2021/5761/P approved 18/01/2023 for the demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace.

Drawing Nos: 18STU-4401 3-05, Cover letter dated 10th July 2023, Q plus High Flow Brick Plastic manufacturer's specifications and sample in RAL 1001 sand, G Stark Ltd. window quotation ref. P-4536, TBS Tigra Multi brick specification and photograph of brick sample received on 31 August 2023 from Michael Hinch.

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

Informative(s):

1 Reasons for granting permission approval

Condition 4 part (b) required the submission of manufacturer's specifications of all facing materials to be submitted and for samples of those materials to be provided on site. The applicant has provided details and samples of the proposed brick slips, air bricks, windows, rainwater pipes and railings for approval.

Condition 4 part (a) required the submission of detailed drawings of all new windows, ventilation grills, screening, balustrades, parapets, planters and lighting fixtures, and has already been discharged under reference 2023/0727/P approved on 05/04/2023.

Manufacturer specifications of the proposed facing materials have been provided alongside physical samples on site. After concerns were raised regarding the quality and colour of the proposed bricks, the applicant has submitted a revised sample which is now considered acceptable. The proposed sample includes a mix of tones of yellow stock bricks, and although the sample includes a high number of darker / sooty bricks, the applicant has confirmed that an appropriate mix of colours will be delivered on site. The air bricks are a sand coloured plastic which is an appropriate colour choice for the stock brick extension, and the windows would be timber sashes, in keeping with the approved design and the existing windows on the floors below. Likewise the rainwater pipes and railings are simple designs in keeping with the character of the existing building.

The submitted details and samples are considered acceptable and sympathetic to the character and materiality of the existing building. They would preserve the character and appearance of the building and this part of the conservation area and are therefore sufficient to discharge condition 4 part b. The Council's Conservation Officer has reviewed the details and considers them appropriate.

The full impact of the works has already been considered during the determination of the original application.

As such, the details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 14 (evidence of installation of NO2 filtration system) and 17 (details of PV panels) of planning permission granted on 18/01/2023 under ref. 2021/5761/P 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



Daniel Pope
Chief Planning Officer