

Application ref: 2020/5317/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 7 November 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

187 Kentish Town LTD
531 Highgate Studios
53-79 Highgate Road
London
NW5 1TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Deemed Consent - No Objection

Address:

187 Kentish Town Road
London
NW1 8PD

Proposal:

Details pursuant to Conditions 4 (samples), 6 (bar noise) and 11 (green roof) of planning permission ref. 2018/5059/P dated 05/09/2019 (as amended by permission 2019/5809/P dated 03/02/2020) for: Variation of Conditions 8 (cycle spaces), 12 (lifetime homes) and 15 (approved plans) to planning permission 2013/8301/P dated 27/03/2015 (Redevelopment to provide 5 storey building with cinema and 12 residential units).

Drawing Nos: Condition 4 supporting statement rev. PL.01 by Vabel dated November 2020; 863_07_211 P09; 863_07_212 P09; 863_07_213 P10; 863_07_310 P5; 863_07_311 P5; 863_07_312 P4; Plant Noise Assessment ref. report 18/0601/R1 by Cole Jarman dated 23/5/2019; Green Roof - Landscape Management Plan ref. 5132-OOB-XX-XX-RP-L-6100 rev. P01 by OOB LTD dated 25/9/2020; bio diverse with seed mix by Sky Garden green solutions; Product Data Sheet Sky Garden Wildflower Seed Mix SGWS01 by Sky Garden green solutions; 863_07_115 and 5132-OOV-ZZ-ZZ-DR-L-0014 Rev.P02.

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

Informative(s):

1 Reasons for granting:

The application sought to discharge Conditions 4, 6 and 11 of planning permission 2013/8301/P dated 27/03/2015 (as amended by 2018/5059/P dated 05/09/2019 and 2019/5809/P dated 03/02/2020).

Condition 4 requires the submission of a sample panel of the facing brickwork showing the proposed colour, texture, face-bond and pointing. It also required samples of all other new facing materials, including roof cladding, external door and window frame finishes, new spandrel and parapet panels, new metal balustrading, new glass balustrading, all external door and window frame finishes, external signage and ironmongery.

A design document was submitted outlining which included a brickwork panel - Primary brickwork - Existing dark multi brick with Freshfield Lane UK replacements to match existing with Limetec Natural Hydraulic Lime mortar pointing. The decorative Brick - Sussex Handmade Orange decorative brickwork with specials to match existing with Limetec Natural Hydraulic Lime Mortar.

The other materials will be as follows:

- Windows: W20 Steel window system (PPC Black)
- Aluminium cladding: Adapta Gaelic Patina Powder coating
- Cast stone window surrounds, sills and parapets: Grecon Stone – Portland
- front entrance doors: Bushed brass ironmongery
- windows and doors to upper floors within cladding system: Contemporary Reynaers aluminium. Colour 7022 to match cladding
- rainwater pipes: Black painted cast
- Cinema front door: Black painted timber Teknos coatings 7310
- Cast iron air bricks to existing brickwork façade. The Cast Iron Air Brick Company
- balustrade to parapet behind stonework: Laminated glass with Powder coated cap. BA Systems

The Council's Conservation team assessed the details and considered that they safeguard the appearance of the premises and the character of the immediate area.

Condition 6 in regard to the Class D2 and ancillary bar area uses required details of acoustic isolation, sound attenuation and anti-vibration measures required for all extract ventilating system and/or air conditioning plant to meet the noise standards set out in Condition 5. Details were reviewed by the Council's Noise officer and found satisfactory.

Condition 11 requires the submission of green roof details. The details and maintenance schedule were reviewed by the Council's Landscaping officer and found satisfactory.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies A1, A2, CC1, D1, D2 and G1 of the Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

A deemed discharge notice was submitted to the Council on 17/05/2021, which specified that deemed discharge would take effect on 01/06/2021.

Conditions 4, 6 and 11 are deemed to be discharged with effect from 01/06/2021.

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 2023.

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