

Application ref: 2023/4096/P
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Date: 23 January 2024

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CBRE Ltd
Henrietta House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Abbey Estate 3
Abbey Road
London
NW6 4DX

Proposal: Details required by condition 3 (detailed drawings/samples) of planning permission 2022/2542/P dated 03/03/2023 for the demolition of and redevelopment of Emminster and Hinstock blocks to provide new residential accommodation and ground floor commercial space across three buildings ranging from 4 to 11 storeys.

Drawing Nos: Cover Letter (prepared by CBRE, dated 28/09/2023); ARP3-PTE-BA-ZZ-DR-A-05301 P5; ARP3-PTE-BA-ZZ-DR-A-05302 P4; ARP3-PTE-BA-ZZ-DR-A-05303 P4; ARP3-PTE-BB-ZZ-DR-A-05301 P4; ARP3-PTE-BB-ZZ-DR-A-05302 P4; ARP3-PTE-BB-ZZ-DR-A-05303 P4; ARP3-PTE-BC-ZZ-DR-A-05301 P4; ARP3-PTE-BC-ZZ-DR-A-05302 P4; ARP3-PTE-BC-ZZ-DR-A-05303 P4; ARP3-PTE-XX-ZZ-DR-A-05301 P8; ARP3-PTE-ZZ-ZZ-DR-A-05301 P1; ARP3-PTE-ZZ-ZZ-DR-A-21501; ARP3-PTE-ZZ-ZZ-DR-A-34501 P3; ARP3-PTE-ZZ-ZZ-DR-A-34502 P3; ARP3-PTE-ZZ-ZZ-DR-A-34503 P3; ARP3-PTE-ZZ-ZZ-SH-A-05601 P2.

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

Informative(s):

- 1 Reasons for granting permission:

Condition 3 required the submission of detailed drawings, or samples of materials as appropriate, relating to: (a) plan, elevation, and section drawings, head and cill, of all external new window and door openings; (b) samples and manufacturer's details of all new facing materials including glazing, bricks, window frames, and handrails; (c) a sample panel of all brickwork to be erected on site and approved by the Council; (d) a 1:20 scale drawing of the detailed bay window studies.

The applicant has provided full details for parts (a), (c), and (d) of condition 3, with partial details provided for part (b). These details were reviewed by the Council's Urban Design Officer, who confirmed that, following clarification on parts of the elevation drawings, they were satisfied with the level of detail and information supplied.

Whilst the details submitted that relate to part (b) have also been reviewed and are considered acceptable, they will need to be supplied alongside the other required details when the rest of part (b) of the condition is sought to be discharged with a later application.

As such, the full requirements of parts (a), (c), and (d) have been met and the condition can be partially discharged in respect of those parts only.

The full impact of the proposed development has already been assessed as part of application 2022/2542/P.

On this basis, the submitted details are sufficient to part-discharge condition 3 and would ensure that the appropriate measures are secured to safeguard the appearance of the premises and immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that the following conditions relating to planning permission reference 2022/2542/P dated 03/03/2023 still need to be discharged: 3(b), 14(c), 19, 21(b), 25, 26, 34, 47, 48, 49.

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



Daniel Pope

Chief Planning Officer