

Application ref: 2024/0753/P
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Date: 28 March 2024

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CBRE Ltd
Henrietta House
Henrietta Place
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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 (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 23/02/2024); ARP3-PTE-ZZ-ZZ-SH-A-05601 Rev P3; ARP3-NOR-ZZ-ZZ-DR-X-31102 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31105 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31104 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31103 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31108 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31107 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31106 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31109 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31114 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31111 Rev P01; ARP3-NOR-ZZ-ZZ-DR-X-31110 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31116 Rev C02; ARP3-NOR-ZZ-ZZ-DR-X-31118 Rev C02; ARP3-NOR-ZZ-ZZ-DR-X-31117 Rev C02; ARP3-NOR-ZZ-ZZ-DR-X-31202 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31201 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31200 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31101 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31207 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31203 Rev C01; ARP3-NOR-ZZ-ZZ-DR-X-31100 Rev C01.

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.

Parts (a), (b), and (d) of this condition have already been discharged under planning permission 2023/4096/P, dated 23/01/2024. As such, the applicant has now provided details required under part (c) of the condition, including specification for all window types and a schedule of external finishes, including swatches of facing materials including brickwork, ventilation grilles, and louvred doors. These details have been reviewed by the Council's Urban Design Officer, who has confirmed that they are satisfied with the level of detail and information provided. The documents demonstrate that the proposed details would be in line with what was approved under the parent permission, and the change in the window frame colour from white to light beige is acceptable.

As such, the full requirements of condition 3 have been met, and the condition can now be fully discharged.

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 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: 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 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer