

Application ref: 2024/4770/P
Contact: Daren Zuk
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Date: 2 December 2024

Development Management
Regeneration and Planning
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divine ideas
115 Bulwer Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Approval of Details Part Granted/Refused

Address:
70 Churchway
London
NW1 1LT

Proposal:
Details to discharge Conditions 3 (Details and Materials), 7 (Solar PV), 11 (Biodiversity Enhancements), and 12 (Accessibility) of planning permission 2016/3174/P dated 30/10/2020 for the 'Erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 3 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation in connection with application 2016/5266/P [53-55 Chalton Street].

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

Approve details in support of conditions 7 (Solar PV), 11 (Biodiversity Enhancements), and 12 (Accessibility).

Drawing Nos:
R-001, Discharge of Condition 3 Details and Materials details, Discharge of Condition 7 Solar PV details, Discharge of Condition 11 Biodiversity Enhancements details, Discharge of Condition 12 Accessibility: M4(1) details, Photographs of PV monitoring

metre, Building Regulations Approvals Plan Check Report (prepared by AIS).

b) to REFUSE :

Refuse details in respect of condition 3 (detailed drawings/samples).

Drawing Nos:

Discharge of Condition 3 Details and Materials details.

Reasons for Refusal

- 1 The details and materials submitted and the works carried out are of a poor quality, resulting in a detrimental impact to the character and appearance of the host building and wider street scene, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 **WARNING OF ENFORCEMENT ACTION TO BE TAKEN**

The works have been carried out and harm has been caused to the building as a result, to the detriment of the character and appearance of the host building and the street scene, contrary to the requirements of Policies D1 of the Camden Local Plan 2017.

In order to remedy the breach, it is recommended that the brickwork be repointed and soldier courses , added, windows and doors be replaced with the appropriate units, and that the dormer window and roof tiles be constructed as approved, in a manner to be agreed with the Local Planning Authority (LPA) before the works are carried out .

If the remedial works have not been agreed with the local planning authority and undertaken within a period of 3 months from the date of this notice, the Director of Regeneration and Planning will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.