

Application ref: 2024/4502/P  
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Divine Ideas  
115 Bulwer Road  
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E11 1BU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**53-55 Chalton Street & 60 Churchway**  
**London**  
**NW1 1HY**

Proposal:

Details to discharge Conditions 1 (Tree Planting) and 5 (Details and Materials) of planning permission 2016/5266/P dated 30/10/2020 for the 'Erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building); in association with application 2016/3174/P [70 Churchway] erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 4x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation (following demolition of existing building)'.

Drawing Nos: Discharge of Condition 1 Tree and Public Realm Work Rev A (prepared by Divine Ideas, dated October 2024); Discharge of Condition 5 Details and Materials (prepared by Divine Ideas, dated October 2024); H-001, C1-100, C1-300 Rev A, C1-301 Rev A

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

Informative(s):

- 1 Reasons for granting approval of details:

The subject application seeks to discharge Conditions 1 (Tree Planting) and 3 (Details of Materials) of planning permission 2016/5266/P (dated 30/10/2020), as amended by 2021/6081/P (dated 27/10/2023).

Condition 1 requires that prior to first occupation of the hotel, planting of 1 no. street tree to the Churchway frontage shall be carried out in accordance with details of species, position, and size that have first been submitted to and approved by the LPA.

The applicant has submitted details tree planting details including species (*sorbus thuringiaca fastigiata*, 'Service Tree'), position within the pavement (where the current kerb and vehicle access is located), and tree size (12-14cm in diameter). Details were also provided on the tree pit type, which accords with the Council's standard 1mx1m excavation pit size utilising a double staking to keep the tree in place. The details were reviewed by the Council's Street Tree Team who confirmed the details were acceptable and comply with the Council's standards for street tree planting. Therefore, the details are considered sufficient to discharge Condition 1.

Condition 5 (a - c) requires detailed drawings, or samples of materials, to be submitted for:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10;
- b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10; and
- c) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full-scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

The condition also requires that a sample panel of the facing materials be erected on site, to be reviewed by Officers prior to discharging the condition.

To satisfy part (a) of the condition, details of all external windows and doors have been submitted. The details indicate that aluminium slimline double-glazed windows will be used throughout the building, with the external frames in an 'Olive Brown' colour (RAL 8008). The external doors on both Chalton Street and Churchway elevations will utilise the same aluminium material and 'Olive Brown' colour as the windows. The choice of aluminium units, colour, and glazing pattern is considered acceptable for use on the new building and will ensure high quality design and materiality is secured.

To satisfy part (b) of the condition, details of the new Chalton Street and Churchway frontage shopfronts have been submitted. The new shopfronts, including windows and doors, feature suitable materials (aluminium frames and timber upstands), design, and detailing for use on the new building and within the wider street scene, and would therefore ensure high quality design and materiality is secured.

To satisfy part (c) of the condition, details of windows and door frames, glazing,

and brickwork (including colour, texture, face-bond, and pointing) were submitted along with a sample panel on site. The majority of the facade will be clad in London Stock brick (Wienerberger Facing Brick Smeed Dean London Stock), while the feature brickwork (for soldier courses, lintels, etc.) will be in Anglican Red brick (Camtech Anglican Red Stock) and Staffordshire Blue brick (on the Churchway elevation). An on-site 1mx1m sample panel was provided and reviewed by the Planning Officer and deemed acceptable to discharge the condition.

The above details for Condition 5 have been reviewed by Officers and deemed acceptable. The details would ensure high quality design is secured throughout the development, as such it is recommended that Condition 5 is discharged.

- 2 The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the street scene or on neighbouring amenity.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details for Conditions 1 and 5 are in general accordance with the requirements of policies D1, A2, and A3 of the London Borough of Camden Local Plan 2017.

- 3 You are reminded that Conditions 2 (Extract Ventilation) and 10 (Solar PV) of planning permission 2016/5266/P (dated 30/10/2020) are outstanding and require details to be submitted and approved.

The details of Condition 9 (SuDS) are currently being reviewed under planning application ref. 2025/0395/P.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer