

Application ref: 2023/2812/P
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Date: 24 March 2025

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Carbogno Ceneda Architects
Angle House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Barrie House
29 St Edmund's Terrace
London
NW8 7QH

Proposal:

Details of windows and doors (condition 4a) and samples of all facing materials (to part discharge condition 4b) to planning permission 2018/0645/P allowed at planning appeal (ref APP/X5210/W/19/3240401) dated 19/03/2020 for redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension to provide 9 self-contained residential flats (summary).

Drawing Nos:

2113_P211 rev P1; 2113_P550 rev P1; 2113_P551; 2113_P552; 2113_P553;
2113_P554; 2113_P555; 2113_P556; SK-18102024; Appendix A_Product Literature
prepared by Carbogno Ceneda Architects dated July 2023.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 4a:

Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates are required to be submitted for this part of condition. Sections of all windows, external doors and gates have been submitted to discharge condition 4a. The windows, ventilation grills, and external doors would be constructed from anodized metal (Anvil Ano110) which would complement the brickwork colour and has a neutral impact. The details have been reviewed and are considered satisfactory. Condition 4a can therefore be discharged.

Condition 4b (partial discharge):

The windows, door frames (including entrance doors and ground floor openings), foldable privacy screens, railings and aluminium fins would be constructed from anodized metal (Anvil Ano110) which would complement the proposed brickwork colour and stone slab detailing. It would be considered an acceptable material and finish and would have a neutral impact. The details of the front boundary treatment including the steel pedestrian gates have been approved under Condition 31 (2024/2767/P) on 29/08/2024. These details continue to be satisfactory. Sample details have been submitted as part of the document pack. The details are sufficient to demonstrate the brick type and finish. A mottled brick (Vandersanden Majestic brick sample) is acceptable within this context due to the variety of different facing materials and their colours in the surrounding area. The Portland stone (Broadcroft Whitbed sample) will have a more neutral effect. The Anvil Ano110 also has a neutral impact. The Council's conservation officer has reviewed the details and has confirmed that they are satisfactory. A full scale sample panel of brickwork, and glazing elements of no less than 1m by 1m including junction window opening has yet to be installed on site and remains outstanding. Condition 4b can therefore be part discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that condition 4b (full sample of brickwork and glazing elements) and condition 4c (full sample of all facing materials on site) of planning permission 2018/0645/P granted on 19/03/2020 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer