

Application ref: 2025/0336/P
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Ackman Architecture and Design Ltd
151 West Green Rd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1-3 Ferdinand Place
London
NW1 8EE

Proposal:

Details of materials required to part discharge condition 3 (3a, 3b and 3d) of planning permission 2020/2364/P dated 16/03/2022 for Demolition of the existing building and the erection of a four storey building with roof level accommodation, terraces and PV panels, comprising office use (Class E) at ground floor level and 9 self-contained residential units (Class C3) on the upper floors, plus associated plant, cycle parking and refuse storage

Drawing Nos:

D201-A rev P2; D201-2 rev P1; D201-3 rev P2; D201-4 rev P1; D201-5 rev P1; D201-6 rev P1; D201-7 rev P1; D201-8 rev P1; D201-9 rev P1; D201-10 rev P1; D201-11 rev P1; D201-12 rev P2; D201-13 rev P1; D201-14 rev P1; D201-15 rev P1; D201-16 rev P1; D201-17 rev P1; D201-18 rev P1; D201-19 rev P1; D201-20 rev P1; D201-21 rev P1; D201-22 rev P1.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 3a:

The detailed drawings for window types 1, 2, 3, 4 and 5 have been submitted as well as the residential sliding door, residential and commercial entrance doors and gates. During the course of the application window type 1 was updated to replace aluminium panels with fixed glazing. The applicant confirmed during the course of the application that external grilles are not required as it is planned to use comfort cooling and heating system with central ventilation in the office space. No details of external grilles are therefore necessary. The details of the windows and doors have been reviewed by the Council's Urban Design officer and are considered acceptable. This part of the condition can therefore be discharged.

Condition 3b:

Detailed drawings of the new ground floor shopfront frontage have been provided. It is proposed to use Wienerberger Staffordshire smooth blue / black bricks on the ground floor with a brickwork hit and miss step feature below the full height glazed windows. The windows and doors would be dark grey aluminium. The Council's Urban Design officer has reviewed the details. It has been noted that drawings at scale 1:20 have been used rather than at scale 1:10 in line with the original condition wording. However, this provides sufficient detail to indicate that the details are considered sufficient. This part of the condition can therefore be discharged.

Condition 3c:

Condition 3c requires the submission of manufacturer's specification details of all facing materials and samples of those materials (to be provided on site). Details of manufacturer's specifications have been submitted during the course of the application. However, a sample panel on site has not yet been prepared. The applicant has agreed to omit this part of the condition from this application until the sample of materials has been provided on site for the Council to review. This condition will remain outstanding. An informative would be attached to the decision reminding the applicant of this.

Condition 3d:

Plans, elevations and section drawings have been submitted showing details for all typical façades including brick details, windows and doors details, decorative metal balustrades and aluminium rainwater products. The plans confirm that the upper floors of the new building would be constructed using red multi-stretcher bond brick and engineering brick to match the neighbouring property at no. 10 Ferdinand Place. The ground floor commercial unit would be visually differentiated using Wienerberger Staffordshire smooth blue / black bricks. A hit and miss step brickwork feature would run along the parapet as well as below the full height glazed windows on the ground floor. The windows and doors, decorative balustrades and rainwater products would be dark grey aluminium (RAL 7106). The details have been reviewed by the Council's Urban Design officer and are considered acceptable. This part of the condition can therefore be 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 conditions Condition 3c (manufacturer's specification details of all facing materials and sample panel on site); condition 8 (privacy screening); condition 11 (air inlet locations); condition 13 (PV's); condition 25 (bird and bat boxes) of planning permission ref 2020/2364/P dated 16/03/2022 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 of the signatory.

Daniel Pope
Chief Planning Officer