

Application ref: 2025/0914/P
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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)

Approval of Details Granted

Address:
70 Churchway
London
NW1 1LT

Proposal: Details to discharge Conditions 3 (Details and Materials) 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].

Drawing Nos: Discharge of Condition 3 Details and Materials Rev A (prepared by Divine Ideas, dated February 2025), R-001 (Location Plan)

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 Condition 3 (Detailed drawings/samples) of planning permission 2016/3174/P (dated 30/10/2020), as amended by 2021/6081/P (dated 27/10/2023).

Condition 3 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) 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 colour, texture, face-bond and pointing.

The works have been carried out without the material details being reviewed and approved, resulting in harm being caused to the host building due to poor quality workmanship and inconsistent detailing. In addition to the poor-quality brick facade, the windows and doors, dormer, and roof materials have not been completed or installed as per the approved plans. A previous approval of details application (ref. 2024/4770/P, dated 02/12/2024) was refused on that basis. Following the refusal, Officers went on site to outline the required amendments and works to the facade in order for it to be acceptable.

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 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.

The as-built front door differs completely from the approved plans, missing a side mailbox panel, has additional glazing, and lacks detail. The submitted details now show a door of a size, level of glazing, materiality, and design that closer aligns to that of the approved plans. Considering the above, the submitted front door details are considered acceptable.

The as-built front ground floor and first floor windows are of a different design, with the ground floor window featuring additional levels of glazing and considerably smaller than approved. The submitted ground floor window details propose a window in size and design closer aligned to the approved plans, including reducing the levels of glazing and introducing a solid bottom panel. The as-built first floor windows will be replaced with units closer aligned to the approved plans, including a fixed side feature to add architectural detail. Considering the above, the submitted window details are considered acceptable.

To satisfy part (b) 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). The brick details have been reviewed and deemed acceptable.

Although the as-built brickwork colour is consistent with the approved plans, it was completed with a very poor level of workmanship resulting in inconsistent and missing brick soldier courses, overly wide and inconsistent mortar widths,

different mortar colours, missing first floor brick window cills, and missing the finer architectural detailing shown in the approved plans.

- 2 The submitted document outlines methods to rectify the issues identified including removing the existing poor-quality mortar and replacement with new mortar in a recessed pointing finish to match neighbouring buildings; reducing the height of the parapet and adding a coping stone; adding brick soldier courses and brick window cills; and adding brickwork and metal architectural details shown in the approved plans. In order to address concerns with the junction treatment between the building's east and west neighbours, projecting aluminium flashing in a colour to match the windows will be installed, running vertically to both sides of the building covering the ad hoc trim and improving the streetscape. Considering the above, the submitted brickwork details are acceptable.

The as-built dormer is of a completely different design, materiality, and massing than approved. The roof material is also not consistent with the approved plans. The submitted details show a revised design and materiality, including the use of 'Cedral Thrutone Smooth Fibre' cement slates in a blue-black colour, which is acceptable. The rebuilt dormer will be clad in zinc with a more appropriate massing, height, and window placement. Considering the above, the submitted dormer details are acceptable.

The details for Condition 3 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 3 is discharged.

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

As such, the submitted details for Condition 3 are in general accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 You are reminded that the residential development approved under ref. 2016/3174/P (dated 30/10/2020) at 70 Churchway shall be carried out concurrently with the hotel development approved under ref. 2016/5266/P (dated 30/10/2020) at 53-55 Chalton Street & 60 Churchway.

Works cannot recommence on the hotel site unless Condition 9 (SuDS) attached to the above referenced planning permission ref. 2016/5266/P (submitted under 2025/0395/P, but not yet determined) and the energy efficiency and renewable energy plan clause 4.11.1 in the associated S.106 agreement is signed off.

You are reminded of the outstanding conditions and S.106 agreement obligations for the hotel site, which are:

Approval of Detail application for SuDS (Condition 9 - submitted 2025/0395/P)
Clause 4.8.1- Delivery and Service Management Plan

Clause 4.11.1- Energy Efficiency and Renewable Energy Plan
Clause 4.15.1- Hotel Management Plan
Clause 4.16.1- Sustainability Plan

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