

Mr Alastair Norton
Spaceworks Harland Works
John Street
Sheffield
S2 4QU

Application Ref: **2012/4056/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

6 November 2012

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 Reserved Matters Granted

Address:
61 Holmes Road
London
NW5 3AN

Proposal:

Details of the appearance and landscaping pursuant to conditions 1 and 4 of Outline Planning Permission 2011/0201/P determined under appeal (APP/X5210/A/11/2163152) on 12/03/2012 for: 'Outline application for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building (application seeks permission for scale, layout and access only and not appearance of the building or landscaping)'.

Drawing Nos: Design and Access Statement (1214-PL-001 v003; Site Location Plan (1214-PL-002); 1214-PL-099B; 1214-PL-100D; 1214-PL-101C; 1214-PL-102C; 1214-PL-103; 1214-PL-200B; 1214-PL-201A; 1214-PL-202B; 1214-PL-301; 1214-PL-600; 1214-PL-700.

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans Design and Access Statement (1214-PL-001 v003; Site Location Plan (1214-PL-002); 1214-PL-099B; 1214-PL-100D; 1214-PL-101C; 1214-PL-102C; 1214-PL-103; 1214-PL-200B; 1214-PL-201A; 1214-PL-202B; 1214-PL-301; 1214-PL-600; 1214-PL-700.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The windows located on the east elevation shall be constructed using only obscured glazing. The glazing shall be so maintained and fixed shut.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 You are advised that this permission relates only to details of the appearance and landscaping with the following approved plans on drawings Design and Access Statement (1214-PL-001 v003; Site Location Plan (1214-PL-002); 1214-PL-099B; 1214-PL-100D; 1214-PL-101C; 1214-PL-102C; 1214-PL-103; 1214-PL-200B; 1214-PL-201A; 1214-PL-202B; 1214-PL-301; 1214-PL-600; 1214-PL-700 and shall only be read in the context of the substantive permission granted on 12/03/2012 under reference number 2011/0201/P and is bound by all the conditions and obligations attached to that permission.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 You are reminded that conditions Nos. 10; 11; 12; 13; 14; 15 and 16 of planning permission granted on 12/03/2012 under reference number 2011/0201/P are outstanding and require details to be submitted and approved.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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