

Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Application Ref: **2012/2962/P**
Please ask for: **Alan Wito**
Telephone: 020 7974 **6392**

27 July 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Refused

Address:

**Site at 2-12 Harwood Street and 34 Chalk Farm Road
Harwood Street
London
NW1 8DJ**

Proposal:

Details in relation to condition 2(a) (samples and manufacturers specifications of all facing materials) of planning permission 2008/2981/P decided 23/09/2008 for the erection of a part 2, part 4-storey building with two basement levels to provide student accommodation.
Drawing Nos: Samples inspected on site 11/7/12

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed grille cladding to the stair tower, by virtue of its detailed appearance and transparency which reveals the concrete core behind, is not of a sufficiently high design quality and would not result in an attractive environment. The proposal is therefore contrary to policy CS14 (Promoting high quality places and preserving our heritage) of the London Borough of Camden Local Development Framework Core



Strategy and DP24 (Securing High Quality Design) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that if you wish to seek approval for the metal leaf pattern design and any other changes to the fenestration or facade you will need to make an application for a minor material amendment first before submitting these details for approval under condition 2(a).
- 2 The submitted metal leaf pattern design does not conform with the approved drawings for application 2008/2981/P and constitutes an amendment which would require an application to be made.

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