

Ms Amy Lee
CBRE
Henrietta House
8 Henrietta Place
London
W1G 0NB

Application Ref: **2014/6400/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

27 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
79 Camden Road
London
NW1 9EU

Proposal:

Details of facing materials, window sections and railings (condition 3) and sample panel of facing brickwork (condition 4) of planning permission 2013/7646/P dated 15/05/2014 (for redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements).

Drawing Nos: (4998-21-) 201 E; 202 E; 203 D; 204 D; 205 E; 206 E; 491; 492; 493; 494; 603 B; 606 D; 608 E; 651 C; 701 C; 702 C; 703 C; 704 B; 705 B; 712; 713; 240 B; 241 A; 242 B; 243 B; 244 B; 217 A; 461 A; 462 A; 463 A; 464 A; 602 C; 605 E; 703 C; 710 C; 4998-SK-500; 207 A; 208 A; 210 A; 211 A; 212 A; 213 A; 214 A; 481; 482; 483; 484; 485; 486; 487; 488; 605 C 606 C; 607 C; 608 C; 617; 618; 619; 601; 610 A; 611 A; 612 A; 613; 614 A; 616 A; 617 A; 400; 408; 416; 424; 432; 439; (4998-31-) 501 A; 502 A; 503 A; 504 A; 505 A; 506 A; 507 A; 508 A; 4998-SK-231 C; F10 Brick/block walling by Sheppard Robson dated 11th Sept 2014 (Ref. 00_901_F10); F30 Accessories/ sundry items for brick/ block/ stone walling by Sheppard Robson dated 11th Sept 2014 (Ref. 00_901_F30); H92



Rainscreen cladding by Sheppard Robson dated 20th Aug 2014 (Ref. 00_901_H92); L30 Stairs/ ladders/ walkways/ handrails/ balustrades by Sheppard Robson dated 5th Sept 2014 (Ref. 00_901_L30); H11 Rev A Curtain Walling by Sheppard Robson (Ref. 00_901_H11); L10 Rev A Windows/Rooflights/Screens/Louvres by Sheppard Robson (Ref. 00_901_L10); L20 Rev A Doors/shutters/hatches by Sheppard Robson (Ref. 00_901_L20); Corten steel sample; Rukki Microrib Cladding Panel (colour RR42 Champagne) 500 x 1000mm; Rukki Microrib Cladding Panel (colour RR45 Black Grey) 500 x 1000mm; Ideal Combi Window detail with finish (colour Black Grey); Ideal Combi Window detail without finish (colour Black Grey); Ideal Combi Window detail with finish (colour Champagne); Wienerberger Pagus Black Grey Brick with Cemex Tudor Brown Medium mortar; Wienerberger Forum Branco Brick with Cemex Grey Natural mortar.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for approving details:

The detailed design and proposed materials of the doors, windows, railings and facing material are considered to be acceptable and are of a high quality. The main change from the approved scheme is the balcony detailing which now incorporates a metal railing with a twisted profile to the railings which has been repeated on the Rochester Place frontage. This change is considered to be acceptable and maintains the original design intention to incorporate layers of visual interest and texture into the detailed design of the building.

As such, the proposed development is in general accordance with 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

2 You are reminded that conditions 8 (landscaping), 14 (tree planting), 20 (vibration mitigation) and 21 (piling works) of planning permission granted on 15/05/2014 (2013/7646/P) 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment