

Audrey Knox  
Sprunt  
20 Northdown Street  
London  
N1 8BG

Application Ref: **2015/0328/P**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

24 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Guinness Court**  
**St Edmund's Terrace**  
**London**  
**NW8 7QE**

Proposal:  
Sample panels of elevational materials (except brickwork) to be provided on site, as required for part approval of condition 5 of planning permission ref 2010/4850/P (dated 13/12/2010) for the erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units.

Drawing Nos: 12308\_A\_30\_04 -D1; 12308\_A\_30\_05 - D1; 12308\_A\_30\_06 - D1;  
12308\_B\_30\_04 -D1; 12308\_B\_30\_05 -D1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Informative(s):

- 1 Reasons for granting permission:



The works have already been carried out. This part of the condition was not discharged in error although the samples have been viewed and accepted by Council officers when the original discharge of condition 5 was submitted. As such the position, scale and design of the material is considered to preserve the character and appearance of the approved development and area.

The remaining requirement of Condition 5 is therefore met by this submission. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and 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, 10 and 22 (block B) of planning permission granted on 13/12/2010 ref: 2010/4850/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



Ed Watson  
Director of Culture & Environment