

Mr Livio Venturi  
Contemporary Design Solutions  
46 Great Marlborough Street  
London  
W1f 7jw

Application Ref: **2015/0694/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

25 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**17 & 25-27 Ferdinand Street**  
**London**  
**NW1 8EU**

Proposal: Details required by conditions 5 (landscaping and means of enclosure), 6 (cycle storage), 7 (structural engineers report) and 11 (entrance gate details) of planning permission 2012/4782/P dated 14/12/2012 for redevelopment of site.

Drawing Nos: A(34) 001A; A(34) 002A; A(LA) 001A; A(90) 001B; A(34)003; A(34)100;  
Pringuer-James Consulting Engineer Letters (dated 6th Jan and 13th May 2015)

Informative(s):

- 1 Reasons for granting permission.

Condition 5 requires full details of hard and soft landscaping and means of enclosure to be submitted. The applicant has submitted drawings showing that the hardstanding would consist of dark and light concrete paving with a stamped cobblestone appearance within the main courtyard. At the access road the concrete paving would be interspersed with planting areas of a herbaceous mix. The landscaping is considered to be acceptable and in accordance with what was approved in the original application. A steel wall would be erected along the access



road from Ferdinand Street. It would be designed as a feature wall with pointed metal elements of differing heights and would be constructed from cor-ten steel. The wall is considered to be of suitably high quality design and materials, it will not harm the character or appearance of the wider streetscene and is considered to be acceptable.

Condition 6 requires details of 38 cycle spaces to be provided. The applicant proposes for all the spaces to be Josta cycle stands, these are considered to be an appropriate method and are therefore acceptable. The 18 residential parking spaces would be provided within a dedicated internal room which is easily accessible. 20 office cycle spaces would be provided within a covered pergola within the main courtyard, as this is a secure location and the stands will be covered this is considered to be acceptable.

Condition 7 requires full details that a suitably qualified chartered engineer with appropriate qualifications and membership has been appointed to inspect, approve and monitor the basement construction works. A contract has been provided demonstrating that Pringuer James Consulting Engineers has been appointed to monitor the works. They are a member of the Association for Consultancy and Engineering (ACE) and that the engineer responsible for the project has a chartered member of the Institute of Civil Engineers (ICE). While a registered geologist is not included, the original assessment raised no concerns relating to groundwater flow. As such the proposal is considered to satisfy this condition.

Condition 11 requires details of the proposed entrance gates to be submitted. Drawings of the access gates fronting Ferdinand Street and the gates to the residential development within the site have been submitted. They would be constructed from steel and have been designed to contain ornate elements in keeping with the metalwork on the adjoining Grade II listed building. Following consultation with the design officer the colour/material has been changed from cor-ten steel to black painted steel to better blend in with the adjoining listed building. The design, colour and style of the gates are considered to be acceptable.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP26 and DP27 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 2015; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 You are advised that condition 3 (sample panel of brickwork); 4 (details of windows, framing and balustrades) and 8 (details of green roofs) of planning permission 2012/4782/P dated 14/12/2012 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment