

Scott Paulley
Zanara Projects Ltd
3 Wellington Place
Milton Keynes
Buckinghamshire
MK3 5NA

Application Ref: **2014/7017/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

25 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Hampshire Street
London. NW5 2TE.

Proposal:

Details of architectural features and facing materials and hard & soft landscaping required by conditions 2 and 6 of planning permission ref 2012/0097/P dated 30/03/2012 for Amendment to planning permission dated 03/09/2010 (ref. 2010/1872/P) (for demolition of building and replacement by a new 3 storey block comprising Class B1 business unit, refuse and cycle stores, residential entrance on ground floor and 7 x Class C3 self contained flats in 2 separate blocks on 1st and 2nd floors with gardens and balconies), involving erection of 3rd floor to northeastern block to provide one selfcontained flat and installation of 2 external lifts to both blocks.

Drawing Nos: external finishes schedule ref ZP123; 016/GA/855A, 856A, 857A, 858A, 860, 861, 862, 863; emails from Scott Paulley dated 7.7.15 and 8.9.15

The Council has considered your application and decided to grant approval of details.

Informative(s):



1 Reasons for granting permission.

Condition 2- The architectural details submitted show a variety of materials and features in render, brick, glazing, metal and timber in a contemporary and simple design; they are considered appropriate for this new building and area and are acceptable.

Condition 6- The landscaping details with green and brown roofs plus paving and planters are appropriate for this context which has limited opportunities for planting; they will enhance the biodiversity potential of the site and are visually acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 3 (samples), 10 (sound insulation), 11 (roofplant) and 18 (security measures) of planning permission granted on 30/03/2012 (ref 2012/0097) 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