

Mr Brooks Murray Architects  
Brooks/Murray Architects  
8-10 New North Place  
London  
EC2A 4JA

Application Ref: **2015/3001/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

16 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**1 Dumpton Place**  
**London**  
**NW1 8JB**

Proposal:  
Details of sound insulation, green roof, facing brickwork, windows and doors, extract ventilating system, privacy screen, movement sensitive lighting, required by conditions 10,11,13,14,16,18 and 22 of planning permission 2012/1209/P dated 22/02/2013 (for erection of building to provide Class B1 business use and six residential houses (4 x 2 bed, 2 x 3 bed) (Class C3) (following demolition of existing car repair workshop building- Class B2)).

Drawing Nos: Party wall detail; Robust details E-WT-2; Enviromat sedum matting; Roof plan 1007-114-1; 1007-114-2-A; Architectural detail 06 Section AA; Smeed dean London Stock; Figure: 11; 12; 14; 15; 16; 18; 19; 20; 21 and 22.

Informative

1 Reason for granting permission



The Council's tree officer has confirmed the green roof details are acceptable (condition 11). The conservation team have confirmed the design details (conditions 13, 14 and 18) are acceptable. There would be no harm caused to the character and appearance of the Primrose Hill Conservation Area, due to the low visibility of the development and the generally sympathetic nature of the details. The applicant has provided a noise report which demonstrates the daytime and night time noise levels within the residential development are acceptable (condition 10). The details of a movement sensitive lighting system for the commercial building are acceptable (condition 22). The agent has confirmed there is no proposal for air conditioning for the commercial building (as this is being built as shell/core). The extraction units (vent-axia) for the residential development are of a domestic nature and would not require any sound attenuation (condition 16). The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision. The CAAC has confirmed they have no objection and no other objections were received prior to making 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, CS6, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP25, DP26, DP28 and DP32 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 23 (chartered engineer) and 24 (piling method statement) of planning permission granted on 22/2/13 ref: 2012/1209/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', written in a cursive style.

Ed Watson  
Director of Culture & Environment