

Daniel Parry-Davies
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38 Graham Street
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Application Ref: **2015/3878/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

22 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Abbey Co-op housing sites at Casterbridge Snowman Emminster & Hinstock and
Abbey Co-op Community Centre and Belsize Road car-park
Abbey Road
London
NW6 4DP**

Proposal: Details pursuant to Condition 26 (a) and (b) (Phase 1 Sample Panels) of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014

Drawing Nos: Drawing PL001 - 3D Perspective showing material samples; Drawing 029_A(34)_001 Rev B - Landmark Projecting Balcony 1; Powder coated RAL 7022 swatch sample; United Anodiser's Anolok 543 sample; Rational Chop Sample; Kawneer Chop sample; EH Smith Portland Medium Stone sample; Ibstock Green/GR-32 sample; Ibstock White/WT-07 sample; Janinhoff Blue/blue red/8C sample; and STP-EF- 8/Schmelzbrand sample.

The Council has considered your application and decided to grant permission.



Informatives:

1 Reasons for granting permission:

The application seeks to discharge Parts (a) and (b) of Condition 26 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014.

Condition 26, parts (a) and (b) require details of Phase 1 Sample Panels to be submitted and approve before the development commences. The details, as shown on Drawing PL001 - 3D Perspective showing material samples submitted, include:

- Windows/Door Frames - Swatch RAL 7022 and Kawneer Chop samples submitted
- Metal Panelling - United Anodiser's Anolok 543 sample submitted
- Glazing - Rational Chop Sample submitted
- Balconies - United Anodiser's Anolok 543 sample and Drawing 029_A(34)_001 Rev B - Landmark Projecting Balcony 1 showing perforations submitted
- Privacy Screens - United Anodiser's Anolok 543 sample submitted
- Balustrades - Powder coated RAL 7022 swatch sample submitted
- Doorways (residential, commercial and ancillary refuse/cycle store and basement) - Powder coated RAL 7022 swatch sample submitted
- Shopfront Glazing - Kawneer Chop sample and United Anodiser's Anolok 543 sheet sample submitted
- Railings to lightwells - Powder coated RAL 7022 swatch sample submitted
- Canopies - United Anodiser's Anolok 543 sample submitted
- Reconstituted Stonework - EH Smith Portland Medium Stone sample submitted
- Glazed Brickwork - to ground floor residential entrances, Blocks A-D - Ibstock Green/GR-32 sample submitted
- Glazed Brickwork - to recessed balconies, Block F - Ibstock White/WT-07 sample submitted
- Brick Type 1: To Landmark Building and spine of lower blocks - Janinhoff Blue/blue red/8C submitted
- Brick Type 2: To projecting bays on both Belsize Road and Railway elevations, Blocks A-E - STP-EF- 8/Schmelzbrand sample submitted

The details submitted have been reviewed by the Council's Conservation and Urban Design Section who consider them sufficient to meet the requirements of the condition.

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.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 26, Parts (a) and (b) and the details are 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.

- 2 You are advised that the following parts of Condition 26 of planning permission 2013/4678/P remain outstanding.
- c) A sample panel no smaller than 1m x 1m of the facing brickwork demonstrating the proposed colours, textures, face-bonds and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.
- d) A sample panel no smaller than 1m x 1m of the hit and miss brickwork at basement level demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.
- 3 You are advised that Conditions 3 (Reserved matters), 12 (Phase 1: car park management), 15 (Phase 1: public realm improvements), 16 (Environmental improvements), 17 (Phase 1: Suds details), 18 (Phase 1: green roof details), 19 (Phase 1: biodiversity details), 22 (Phase 1: employment floorspace), 23 (Phase 1: community safety), 24 (Phase 1: employment initiative contribution), 25 (Phase 1: servicing management plan), 27 (Outline: construction timetable), 28 (Outline: compliance report), 29 (Outline: matters reserved), 32 (Outline: housing reconciliation), 33 (Outline: housing reconciliation), 34 (Outline: deferred affordable housing contribution), 35 (Outline: residential privacy), 36 (Outline: external noise and vibration), 37 (Outline: refuse and recycling (Phases 2 and 3)), 39 (Outline: open space strategy), 40 (Outline: protection of trees), 41 (Outline: tree removal), 43 (Outline: provision of health facilities), 44 (Outline: provision of Abbey Coop Office), 45 (Outline: Phase 2 site management plan), 46 (Outline: Phase 3 parking management), 47 (Outline: safeguarding for cycle hire), 48 (Outline: public realm improvements), 49 (Outline: Phase 2 public realm improvements), 50 (Outline: Phase 3), 51 (Outline: Phase 3 servicing management plan), 52 (Outline: cycle parking), 53 (Outline: countdown system), 54 (Outline: electric car charging point), 55 (Outline: acoustic report), 56 (Outline: drainage and SUDS), 57 (Outline: energy efficiency), 58 (Outline: code for sustainable homes), 59 (Outline: BREEAM), 61 (Outline: biodiversity strategy), 62 (Outline: Phase 2 design), 63 (Outline: Phase 3 employment strategy), 66 (Outline: Phase 3 basement), 67 (Outline: community safety), 71 (slab levels), 76 (Adoption of highways), 77 (CMP), 78 (Residential travel plan), 79 (Workplace travel plan), 80 (levels), 83 (Ducting and ventilation), 86 (Contamination assessment), 87 (Site investigation and submission of a remediation scheme), 88 (Reporting and management of significant additional contamination), 90 (Piling method statement), 91 (Education), 93 (Phase 1: Codes for Sustainable Homes certification) and 94 (Phase 1: BREEAM Certification) of planning permission 2013/4678/P remain outstanding.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment