

Ms Belen Peidro Alemany
Cite Construction
Sun Flag House
87-89 Baker Street
London
W1U 6RJ

Application Ref: **2015/5331/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

23 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
51-53 Agar Grove
London
NW1 9UE

Proposal:

Details of condition 3 (sample panel of external surfaces) attached to planning permission 2014/2833/P dated 12/03/2015 (for erection of a basement and 4-storey pair of buildings and a basement and 3-storey building to create 8 flats).

Drawing Nos: Panel 1 prepared by Cite Construction; Panel 2 prepared by Cite Construction; 328CITE/HA CON3, prepared by Cite Construction dated 18/09/2015; samples [PLD 15 100379 328CITE-HA CON3 facing brickwork (A1); PLD 15 100379 328CITE-HA CON3 facing brickwork (A2); PLD 15 100379 328CITE-HA CON3 zinc standing seam roof (C), PLD 15 100379 328CITE-HA CON3 natural slate tile (d); PLD 15 100379 328CITE-HA CON3 glazing and lintels (e1); PLD 15 100379 328CITE-HA CON3 glazing and lintels (e2); PLD 15 100379 328CITE-HA CON3 timber joinery (f)

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



Informative(s):

- 1 The submitted details and samples include facing brickwork, oxid copper cladding, zinc standing seam roof, natural slate, glazing and lintels and timber joinery; they are considered to be high quality and appropriate in terms of their texture, colour and detailing to ensure a high quality finish to the building will be achieved. The originally proposed fibre cement roof slate tiles were considered to be an unsympathetic material for the roof whereas the revised sample panel of natural slate is considered suitable in this townscape context. The details submitted are therefore 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 details are in general accordance with policies CS14 and CS15 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 4 (samples of railings and windows materials); 7 (measures to prevent overlooking), 10 (bird and insect boxes) and 12 (green or brown roof) of planning permission ref 2014/2833/P dated 12/03/2015 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