

Mr Roman pardon
Roman pardon architecture & design
8 Dalmeny Road
Tufnell Oark
London
N7 0HH

Application Ref: **2015/7296/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
147 Kentish Town Road
London
NW1 8PB

Proposal:
Details required by conditions 3 ((Material samples) and 4 (Design details)) of planning permission 2014/5900/P dated 28/01/2015 (Erection of building comprising three storeys plus basement).

Drawing Nos:
Design & access pack received 25th January 2016, 1509_1104RevA, 1509_1210RENDERRevA, 11509_1210KEYRevA, 1509_1220renderRevA, 509_1220KEYRevA, 1509_1211, 1509_1212, 1509_1213, 1509_1214, 1509_1221RevA, 1509_1222, 1509_1223.

Informative(s):

- 1 Reason for granting.

The applicants have submitted details of the construction of the external surfaces of all parts of the building with regards to condition 3 and details for condition 4 of



external doors, windows, shopfronts, photovoltaic cells, lights, flues, vents, pipes, and any other plant and equipment to be installed or fitted to the host application property. The details submitted are considered of good quality, appropriate for the building, and in keeping with the immediate surrounding area.

For condition 3, a brick wall sample provided for the new building on Castle Road is in metric format and laid in a Flemish bond pattern, revised details shows it with an improved lime cement mortar, this considered simplistic and in-keeping with its brick surroundings on Castle Road . The stucco render building for the existing corner building (on Kentish Town Road and Castle Road elevation) is considered acceptable due to the resemblance it has to the original building. The two different materials outlined above would create an acceptable contrast of design between the existing and new building.

Regarding condition 4, comprehensive details for the proposed windows and doors has been provided. Revised drawings are provided to show the doors to be of timber frames and stall risers, and timber sash windows on to match that of the original fenestration of the existing building. With regards to the new build, the ground floor windows would be aluminium framed with stucco render stall riser, with the doors being of timber with an arch design. The upper floor windows would be of timber sash. The third floor extension submitted details shows it being of zinc clad tiling with timber sliding doors, the new build details are considered simplistic, modern and interesting.

Regarding the details above the highest floor on the flat roof, the applicant has submitted details of PV panels and other plant structures, the layout of these are considered acceptable. Such would not be clearly viewed from the public realm due to its setback and obscure angle from the main frontages of Kentish Town and Castle Road.

The revised submission shows that the air vent bricks to be of iron heritage which is considered to be a vast improvement over the originally proposed plastic. The CCTV and external lighting features are considered acceptable due to the minimalistic size, and design.

The agent has confirmed that the remaining items listed within the condition: telecommunications equipment, alarm boxes, pipes, meter boxes, flues, TV aerials, satellite dishes and other plant and equipment will not be installed on the building.

The site's planning history has been taken under consideration. No objections, but one comment has been received prior to making this decision.

With the above assessment taken into consideration, the proposed details are in accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

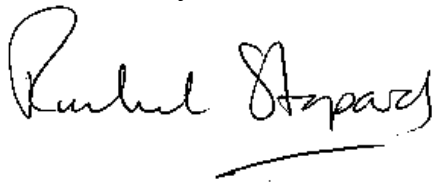
- 2 You shall be made aware that there are no remaining pre-commencement conditions left outstanding from parent permission 2014/5900/P.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment