

Mr George Kythreotis
Vivendi Architects LTD
Unit E3U Ringway
Bounds Green Industrial Estate
London
N11 2UD

Application Ref: **2015/6590/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

11 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land at Cobden Junction
Greater London House
Hampstead Road
London
NW1 7QY**

Proposal:

Details of windows and doors, sample panel of materials, hard and soft landscaping and cycle parking as required by conditions 3, 4, 6 and 12 of planning permission 2011/5122/P dated 06/08/2012 for the erection of 2-storey building with landscaped forecourt to provide a restaurant (Class A3).

Drawing Nos: 1288-AD02-00-P1; 1288-AD02-01-P1; 1288-AD03-01-P1; 1288-AD03-02-P1; Project Literature (condition 3, 4, 6 and 12) reference: 1470-PL dated 24/11/2015 by Vivendi Architects Ltd and others.

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

Condition(s) and Reason(s):

Informative(s):



1 Reason for granting:

Condition 3 (windows and door) - The doors and window details show high units with a minimal exposed frame. The frame is set within the wall thickness so when viewed from the outside the units appear as frameless and elegant. The glazing system on the terrace appears as one entity. The resultant finish is considered to be high quality.

Condition 4 (sample of materials) - The proposal would use Jordans Whitbed Portland stone. This is a high quality natural Portland stone which would have a similar tone to the adjoining building. The stone would clad the external façade and columns. The joints would be pointed and set out to conceal the vertical joints in the least obvious locations giving the impression of solid pieces of stone and not a rain screen system. The quality of materials and detailing are considered satisfactory to meet the requirements of the conditions.

Condition 5 (landscaping) - The setting out of the front forecourt matches that of the stone to the façade to provide a seamless and elegant design to the development as a whole. The proposed railings are a more simplified version of the original railings which surround the adjoining building and this will provide continuity to the boundary treatment. The quality of materials and detailing are considered satisfactory to meet the requirements of the conditions. The proposal includes 3 field maple trees, 14 bay trees and yew hedging. The soft landscaping is considered to improve the biodiversity value of the site and will provide a high standard of visual amenity.

Condition 12 (cycle parking) - 6 cycle parking space would be provided within the forecourt in the form of falco cycle hoop stands. This is one more space than required by the condition. Sheffield stands are considered preferable. However, in this instance given the limited space available and the fact they are located in a private forecourt which would be locked outside of opening hours (providing an additional level of security) this arrangement is considered acceptable.

As such, the proposed development is in general accordance with policies CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24 and DP25 and of the London Borough of Camden Local Development Framework Development Policies.

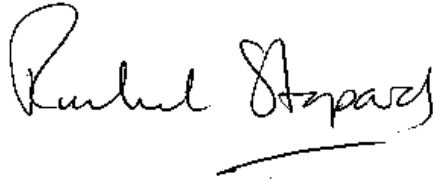
2 You are reminded that conditions 8 (details of ventilation and extraction) and 14 (Refuse and recycling) of planning permission granted 06/08/2012 reference: 2011/5122/P are outstanding and require details to be submitted and approved.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment