

David Stephenson
Fairview New Homes (Lawn Road)
Limited
50 Lancaster Road
Enfield
EN2 0BY

Application Ref: **2016/0922/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
32 Lawn Road
London
NW3 2XU

Proposal: Details pursuant to Condition 3a (materials) of planning permission 2014/6903/P dated 31/03/15 for erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre.

Drawing Nos: Farview New Homes Covering letter dated 17/02/2016 and email dated 12/04/2016

The Council has considered your application and decided to approve the details.

Informative(s):

- 1 Reasons for granting permission:

The application seeks to discharge Condition 3, part (a) of planning permission



2014/6903/P, granted on the 31st March 2015, for erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre.

Condition 3, part (a) requires sample panels of a typical brick panel (minimum 2m x 2m in size) of each brick type including window reveals showing the colour, texture, face-bond and pointing to be provided on-site or at an agreed location and for these to be approved by the local planning authority in writing before the relevant parts of the works are commenced.

The sample panels constructed on-site include 2 panels (2m x 2m in size) - one of the main brick Shelford Cream Multi made by TBS with natural mortar to be used in the development and the other being New Diana 5143 made by Ibstock with white mortar to be used on the top floor.

The brick sample details submitted have been reviewed and are considered to be acceptable ensuring that the development would sit comfortably with neighbouring buildings and within the streetscene.

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.

The details submitted are considered sufficient to satisfy the requirements of Condition 3, part (a) and would be in accordance with policy CS14 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.

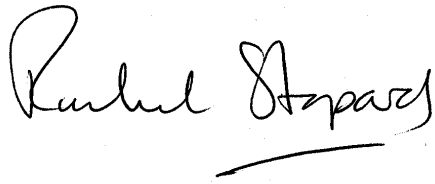
- 2 You are advised that Conditions 3b (curved staircase facade material details), 8 (CHP Specification), 13 (noise) and 16 (noise) of planning permission 2014/6903/P remain outstanding.

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.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment