

Mr Serdar Satrettin
MGM Chartered Architects Ltd
10 Coldbath Square
London
EC1R 5HL

Application Ref: **2015/5866/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

23 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
59-61 Leighton Road
London
NW5 2QH

Proposal:
Details of materials required by condition 2 (samples of materials) of planning permission 2013/1614/P dated 18/06/2013 (for the erection of two buildings, one four storey mixed use with office (B1) at part basement and part ground floor level, and residential with 2x 2 and 3x 3 bedroom units (Class C3) at part basement, part ground, first, second and third floor levels; one three storey residential building with 4x 2 bedroom units (Class C3) at basement, ground, first and second floor levels following demolition of existing public house (A4) and ancillary residential use building).

Drawing Nos: (5381-PL-) 13-04; 13-05; 42-25; 42-26; 42-27; 42-30.

Informative(s):

- 1 Reasons for granting permission.

The information submitted is considered sufficient in demonstrating the full details



of all external railings, windows and door openings, and manufacturer's details of all new facing materials to be used on site. The details are considered sufficient to satisfy the requirements of condition 2.

No objections have been received. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

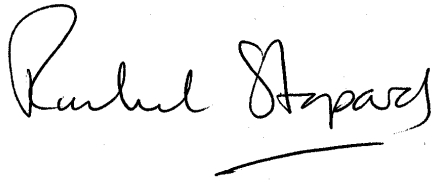
- 2 You are reminded that conditions 8 (lifetime homes), 11 (green roofs), 12 (obscure glazing detail) of planning permission granted on 18/06/2013 (2013/1614/P) are outstanding and require details to be submitted and approved.

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.

Rachel Stopard
Director of Supporting Communities