

Miss Sophie Chapman
Savills (UK) Limited
Finsbury Circus House
15 Finsbury Circus
London
EC2M 7EB

Application Ref: **2016/1770/P**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

11 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
32 Bewlay House
Jamestown Road
London
NW1 7BY

Proposal:

Details pursuant to condition 4 (Brick sample panel) of planning permission 2013/8265/P granted on 06/08/2014 for; Change of use from offices (Class B1) to mixed use comprising offices (Class B1) and 9 residential units (Class C3 - 4x1, 3x2, 2x3 bed), including erection of new fourth and fifth floors, provision of central atrium, installation and relocation of plant, and alterations to Jamestown Road and Canal Side facades.

Drawing Nos: Cover letter dated 31.03.2016 and site visit assessment and photographs.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Informative(s):

- 1 Reasons for granting permission (approval of details):

This application is to discharge of details of the brick sample panel required by



condition 4 of planning permission ref 2013/8265/P dated 06/08/2014 (for change of use from offices to mixed use comprising offices and 9 residential units, including erection of new fourth and fifth floors).

The mortar mix, bedding and joints for the approved brick (Condition 3(b)) are considered appropriate in colour and texture for the character and appearance of the Regent's Canal Conservation Area and the design of the new building. No public consultation was necessary for this application. The site's planning has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

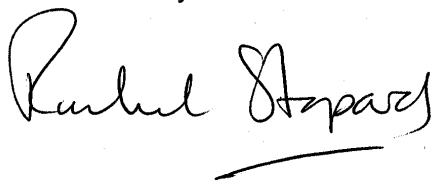
- 2 You are reminded that conditions 3 (a-windows, doors, b-facing material, c- plant enclosure), 5 (Privacy Screens), 6 (green roof), 7 (noise), 8 (plant), 9 (lifetime homes), 10 (cycle storage), 12 (external lighting) and 13 (refuse and recycling storage) of planning permission 2013/8265/P dated 06/08/2014 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



Rachel Stopard
Executive Director Supporting Communities