

Kiran Curtis
KCA Architects
unit w.1.05 Wenlock Studios 50-52
Wharf Road N1 7EU England

Application Ref: **2016/4145/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

1 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
159-165 Camden High Street
London
NW1 7JY

Proposal:

Details of brick and metal cladding materials as required by condition 3 of permission 2006/0776/P dated 16/05/2006 for 'demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building (abbreviated)', as modified by permission 2009/3719/P dated 05/08/2010.

Drawing Nos: Cover letter from Juliana Sasikan (KCA Architects) dated 25th July 2016; Wienerberger Ltd Smeed Dean London Stock manufacturer's data sheet; 'Materials and Appearance' ref 0440-159-165 Camden High Street by KCA July 2016.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

The brick sample has texture and colour which is appropriate for the side wall and an acceptable replacement for the previously approved IPSTOCK London Yellow



Multi Stock. The aluminium composite, finished in 'ersatz corten' (sic) in horizontal panel form would contrast well with the light render on the front and side elevations. The manufacturer's details state that the material would retain its original appearance, in contrast with the previously approved brass panel which would weather in an unpredictable manner. The new cladding material is acceptable.

It should be noted that at the time of this decision the wall to the side passageway and the front and side elevations have been largely completed, using the materials hereby submitted. The submitted materials complement the rest of the near-finished building.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies 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 reminded that condition 2 (details of Shopfront) of planning permission granted 16/05/2006 (ref 2006/0776/P) and amended by planning permission granted 05/08/2010 (ref 2009/3719/P) for "demolition of existing 3 and 4 storey buildings and the redevelopment of the site [abbrev]" is outstanding and requires details to be submitted and approved prior to the commencement of the relevant works.

You are reminded that condition 2 of permission 2009/3719/P (dated 05/08/2010) which amended planning permission granted 16/05/2006 (ref 2006/0776/P) requires the condensor units to be fitted on the roof to be provided with acoustic isolation and sound attenuation in accordance with the Plant Noise Assessment approved by the Council.

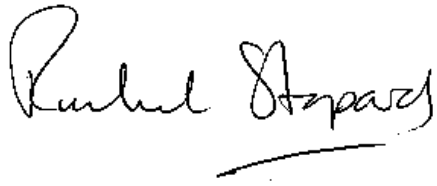
Furthermore condition 10 of (louvres to be fixed shut on side elevation) and 11 (obscure glazing on side windows to Underhill Passage) remain relevant and must be complied with.

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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Executive Director Supporting Communities