

Mr Kishor Vekaria  
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West Hendon  
Greater London  
NW9 7ED

Application Ref: **2016/0672/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

6 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**33 Wicklow Street**  
**London**  
**WC1X 9JX**

Proposal:

Discharge of conditions 2 (materials), 8 (cycle storage), 9 (green roof) & 10 (contamination) of planning permission 2012/6663/P granted on 06/09/2013 for the erection of part four storey/part three storey building to accommodate six residential units.

Drawing Nos: A(27)04; A21 (03); A21 (04); A21(05); A27(02) Rev A; A21(02) Rev B; A21(01) Rev A; W20 12/15; 111-PL-001 Rev A; PL04 Rev J; PL09 Rev K; PL10 Rev K; PL11 Rev H; PL12 Rev D; Geotechnical and Geoenvironmental Interpretive Report 7588.4.03.G.GIR-1A 1-Dec-11; Cranbourne bath yellow stone Sample; Deep Grey Anodized L7118M Duragloss; Brick Sample - Funton Old Chelsea Yellow 4053; deep grey duragloss; Slate sample SIGA 114

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

Condition(s) and Reason(s):



Informative(s):

1 Reasons for granting approval of details:

The applicant has provided acceptable drawings and plans detailing all new doors and windows, typical façade, a panel of the brickwork, and facing materials, which have been considered in the context of the approved plans and would preserve and enhance the appearance of the host building and the character and appearance of the conservation area. Corium tiles are no longer proposed as part of the works and the front elevation has been amended to reflect this. Condition 2a and 2b can be discharged accordingly. The proposed brickwork would match the host building and as such preserve the character and appearance of the conservation area. Other external materials have been provided and are considered to be acceptable. Therefore Condition 2c and 2d are considered to be complied with and can be discharged.

The decision notice for 2012/6663/P states that details of the proposed 6 cycle parking spaces are to be submitted under Condition 8. This application shows that the proposed 'Sheffield' stands to accommodate 6 cycles are to be enclosed by a timber shed. This is deemed acceptable with regards to the policy requirements in that the cycle stands should be fully secured and the entirety of the stands should be covered. As such Condition 8 can be discharged.

Condition 9 requires the submission of full details in respect of the green roof, this has been submitted and approved as satisfactory by the Council's landscaping officer. As such Condition 9 can be discharged.

The groundwater investigation report has been reviewed by the Council's environmental health officer who has deemed it satisfactory. It was noted that as the majority of the site will be under hard standing remedial measures are not required for the proposed development. Therefore conditions 10A and B can be discharged accordingly.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the streetscene, on the character of the conservation area or on neighbouring amenity. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

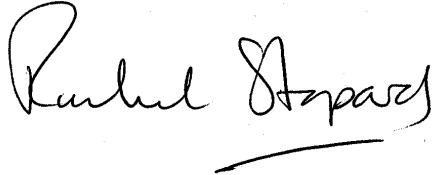
As such, the proposed details are in general accordance with policies CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP23, DP24 and, DP25 of the London Borough of Camden Local Development Framework Development Policies.

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  
Executive Director Supporting Communities