

Mr Graham Randall
Randall Architecture
Suite B4, Mindenhall Court
High Street
Stevenage
Hertfordshire
SG1 3UN

Application Ref: **2016/2118/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

7 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1-8 College Yard
London
NW5 1NX

Proposal: Details of facing materials as required by condition 4 of planning permission 2014/5054/P dated 30/03/2015 for erection of a three storey building comprising 6x residential units, following the demolition of the existing two storey warehouse building (Class B8).

Drawing Nos: Schedule of Materials by Randal Architecture; Site Samples

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

Informative(s):

- 1 Reasons for approving the details:

The applicant has provided samples of facing materials on-site and construction is currently underway.

The proposed brickwork is acceptable. The majority of brickwork is to be London



Stock (Funton Old Chelsea) as shown on the approved plans. The existing red brick NW elevation is to be retained with the valley profile partially infilled. The applicant has provided a sample and carried out this part of the work. The new brickwork is a close approximation of the existing brick, the profile remains legible which is appropriate and in line with the Society for the Protection of Ancient Buildings guidelines.

The other facing materials are similarly acceptable. The colour and texture of the white render to the front (SW) elevation is appropriate and provides an acceptable contrast to the stock brick. Oak timber vertical cladding is proposed for detailing to the rear (NE) elevation, which is a high quality timber and will weather appropriately. Door and window frames are to be dark grey powder coated aluminium (RAL - 7039) and Corten steel panels are proposed for the balconies. Natural slate is proposed for the roof, which would respond to the predominantly Victorian surroundings.

The full impact of the proposed development has already been assessed. The proposed materials adhere to the approved elevations and are considered to be of sufficient quality to enhance the appearance of the building, and would not harm the adjacent heritage assets.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjoining Conservation Area, and of preserving the neighbouring listed buildings or their setting, under s.72 and s.66 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.

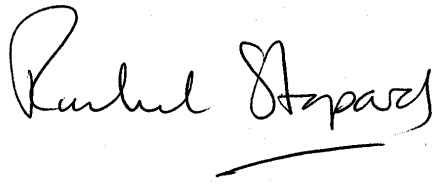
- 2 You are reminded that conditions 7 (photovoltaics) and 8 (terrace screens) of planning permission granted on 30/03/2015 (reference 2014/5054/P) are outstanding and require details to be submitted and approved.

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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Executive Director Supporting Communities