

Jim Garland Architects Ltd
1 Dolphin Quay
Queen Street
PO10 7BU

Application Ref: **2016/0070/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Approval of Details Part Granted/Refused - warn of enforcement

Address:
Kings College Court
55 Primrose Hill Road
London
NW3 3EA

Proposal: Details pursuant to conditions 4 (external finishes); 5 (details of windows, railings, balconies); 7 (tree protection) and 9 (noise report) of planning permission reference 2013/6388/P dated 19/06/2014 (Erection of three storey roof extension to provide 4 self-contained flats, single storey extension to east elevation for new entrance, installation of balconies to all flats together with insulated cladding to all elevations, landscaping works throughout the site, erection cycle store for 50 cycles to the south of the building and provision of two disabled car parking spaces).

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

Details in relation to conditions 5 (details of windows, railings, balconies); 7 (tree protection) and 9 (noise report), as set out in drawing nos:



Drawing Nos: Environmental Noise Assessment Ref: M3413 dated 01/01/2015, Arboricultural Method Statement MPH/0616/RHB, 0903/SK300 P1, 0903/3019 P1, 0903/3018 P1, 0903/3010 P1, 0903/3011 P1, 0903/3012 P1, 0903/3017 P1.

b) to REFUSE :

Details in relation to condition 4 (external finishes), as set out in drawing Nos: Cover letter, Sto Ltd Agreement Certificate 95/3132, Jim Garland Architects Ltd Sto-brick slip system for Kings College Court, 0903/3022 C1, 0903/3021 C2.

Reasons for Refusal

1 Reason for Refusal

The synthetic render Sto-brick slip material, by reason of its appearance, quality and material properties, would cause harm to the appearance of the host building and the setting of the Primrose Hill Conservation Area. contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24(Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Core Strategy and Development Policies 2010.

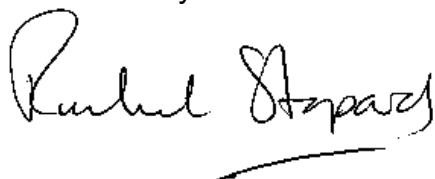
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.