

Mr Aaron Brown
Quod
Ingeni Building 17 Broadwick Street
London W1F 0AX

Application Ref: **2016/3784/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Haverstock Road

**Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road**

Gospel Oak

London

NW5 4PU

Proposal:

Details of Condition 3a, b & c [for block B2 of phase 1 of the development only] including window sections, external doors, balconies, balustrades, communal entrance screens, gates, parapet/eve junctions and external material specifications) of planning permission ref. 2012/6338/P dated 25/04/13 as amended by reference 2015/1189/P dated 27/03/15. [Details of Condition 3 for remaining part of phase 1 and the whole of phases 2 and 3 of development still outstanding]

Drawing Nos: D-J-WT-405 to 408; D-J-WT-401 to 404; D-J-WT-309 to 312; D-J-WT-305 to 308; D-J-WT-301 to 304; D-J-WT-201 to 204; D-J-WT-109 to 112; D-J-WT-105 to 108; D-J-WT-101 to 104 ; GA-S-B2- 01; GA-P-B2- R03; GA-P-B2- L02; GA-P-B2- L01; GA-P-B2- L00; GA-E-B2-01to04; D-TY-WT-WT1 to WT4; D-TY-WT-RT1 to RT4; D-TY-WT-PW1 to PW4; D-TY-WT-PT1 to PT4; D-TY-WT-FT1 to FT4; D-J-WT-705 to 708; D-J-WT-701 to 704; D-J-WT-501 to 504.



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 This application seeks to partially discharge condition 3a, b & c in relation to Block B2 of Phase 1. Details to discharge the condition for Blocks A and B1 of phase 1 have been approved under reference 2015/3867/P (dated 16/03/2016). The remaining part of the phase 1 (Blocks C) is subject to a concurrent application, ref: 2016/3139/P. The whole of phases 2 and 3 of the development are still outstanding and will be submitted at a later date.

Condition 3 requires details including window sections, external doors, balconies, balustrades, communal entrances, screens, gates, parapet/eave junctions and external material specifications. All of which have been provided, the development is also nearing completion so the details were available to view on site in situ.

The proposed materials and detailing submitted are considered to be high quality and satisfactorily respond to the original design intention. The proposed materials are considered to be appropriately contextual and will ensure the integration of the new building within the surrounding environment. The details submitted are considered satisfactory to meet the requirements of the condition and can be discharged.

A site visit carried out on 25th February 2016 with the Council's design officer demonstrated that Phase 1 of the development is nearing completion and has been finished to a very high standard, in accordance with the submitted details.

Therefore conditions 3a, b and c can be partially discharged in relation to part of phase 1 of the development only (Block B2). Conditions 3a, b and c are still outstanding for the remaining part of phase 1 (Blocks C) and the whole of phases 2 and 3.

The proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies the London Plan 2016 and the National Planning Policy Framework

- 2 You are advised this approval is for details of part of phase 1 (Block B2) of the development. Condition 3a, b and c is still outstanding for the remaining part of phase 1 (Blocks BC) and the whole of phase 2 and 3 of the development and details must be submitted to and approved by the Council.

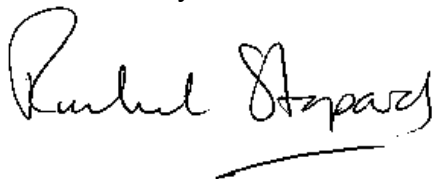
- 3 You are reminded that part of conditions 3 (detailed drawings), 5 (privacy screens), part of 6 (overlooking measures), 7 (waste storage), 9 (cycle parking), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), 19 (sound insulation), 24 (basement construction), part of 25 (contaminated land), part of 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsh workshop refurbishment works) and 60 (replacement tree planting) of planning permission 2012/6338/P granted on 25/04/2013 (as amended by planning permission 2015/1189/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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities