

Mr Matt Hartley
Buchanan Hartley Architects Limited
13 Grosvenor Gardens
London
SW1W 0BD

Application Ref: **2016/5433/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

19 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
23-24 King's Mews
London
WC1N 2JB

Proposal: Details of brickwork and facing materials, as required by condition 3 of planning permission ref 2012/6089/P (granted on appeal dated 01/11/2013 ref APP/X5210/A/13/2196775), for the erection of two new 3 storeys plus basement residential dwellings following demolition of existing office/storage building.

Drawing Nos: Samples of London Stock Brick, Stainless Steel Mesh and Powder Coated Aluminium Door/window Frames; Photos and Manufacturer's Specifications of Framing.

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

Informatives:

1 Reasons for approval:

The applicant has provided samples of facing materials on site, principally brickwork, window frames and panelling.

The proposed brickwork is to be London Stock as shown on the approved plans.



This is similar to recently approved details at nos. 25 and 29-30 and similar to other historic, and more recent, buildings in the mews. As such the proposed brickwork would blend in with the existing colours and tones of the mews. The stretcher bond and pointing are similarly acceptable.

The proposed door and window frames would be dark brown powder coated aluminium, as indicated in the original design and access statement. The frames are sufficiently slender not to harm the appearance of the approved dwelling. Stainless steel mesh is also proposed for panelling and gates, and the submitted sample is considered to be acceptable.

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 character or appearance of the mews or Bloomsbury Conservation Area.

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 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.

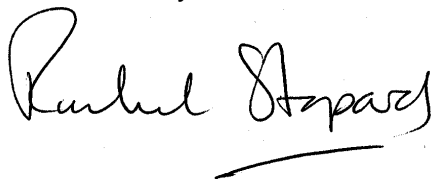
- 2 You are reminded that conditions 4 (Obscure glazing), 5 (green roofs) and 6 (photovoltaics) of planning permission ref 2012/6089/P (granted on appeal dated 01/11/2013 ref APP/X5210/A/13/2196775) are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities