

Mr. Sam Ashdown
Tasou Associates Limited
4 Amwell Street
London
EC1R 1UQ

Application Ref: **2016/6010/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

14 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
**1-11A Swain's Lane &
109-110 Highgate West Hill
London
N6 6QX**

Proposal: Re-wording of condition 3 to allow samples and manufacturer's details of new facing materials to be submitted to and approved in writing by the Council before the relevant part of work is begun in relation to planning permission granted under reference 2013/6674/P dated 06/08/14 (for erection of a part 2 / part 3 storey (above part basement level) building comprising 5 retail units (Classes A1/A2/A3) and 7 residential units (Class C3) on upper floors; and a 3 storey building comprising 3 retail units (Classes A1/A2/A3) and 5 residential units (Class C3) on upper floors; with associated car parking, landscaping and works to the public realm (following the demolition of existing buildings).

Drawing Nos: Cover letter dated 31/10/2016

The Council has considered your application and decided to grant non material amendments.

Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2013/6674/P shall be replaced with the following condition:



Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.
- c) Details elevations and sections showing typical facing brick arrangement including expansion joints vertical and horizontal banding and parapet coping detail.
- d) Details elevations and sections at a scale of 1:5 as well as method of fixing and materials and manufacturers details of the 2nd floor 75mm fins and ground floor timber screens.
- e) Typical details of the new shopfronts at a scale of 1:20 including any integrated security shutters and tenants signage strategy.
- f) Samples and manufacturer's details of new facing materials including brickwork, surface materials; windows and door frames, glazing, balconies, balustrades, timber, render panels and any other facing materials.
- g) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site.

The on-site sample panel shall be retained in place for the duration of the relevant works. The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for granting permission

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 26/02/2015 under reference number 2013/6674/P.

The proposal seeks to amend the wording of part (f) of the condition so the samples and details of all new facing materials will be required prior to that element of work rather than prior to the commencement of the development (which includes demolition). This wording is more in keeping with conditions which require details

as they are not needed to be confirmed until construction has reached this point. The proposed change will not have a material impact on the development or its final appearance.

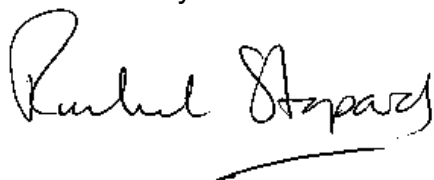
The Council's Conservation Officer is satisfied with the amended wording of the condition as it would allow more time for interested parties and the Council to look more closely at the brick details, bonding and other details and is content to defer the materials selection until later on in the process to allow the demolition works to commence.

Third parties are not normally consulted for the discharge of materials details so no one would be prejudiced by the delaying of the details which will need to be formally submitted and agreed before these works commence in any event.

- 2 You are advised that this decision relates only to rewording of condition 3 to allow the relevant samples and details to be submitted prior to that element of works and shall only be read in the context of the substantive permission granted on 26/02/2015 under reference number 2013/6674/P and is bound by all the conditions and the legal agreement attached to that permission.

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.

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

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