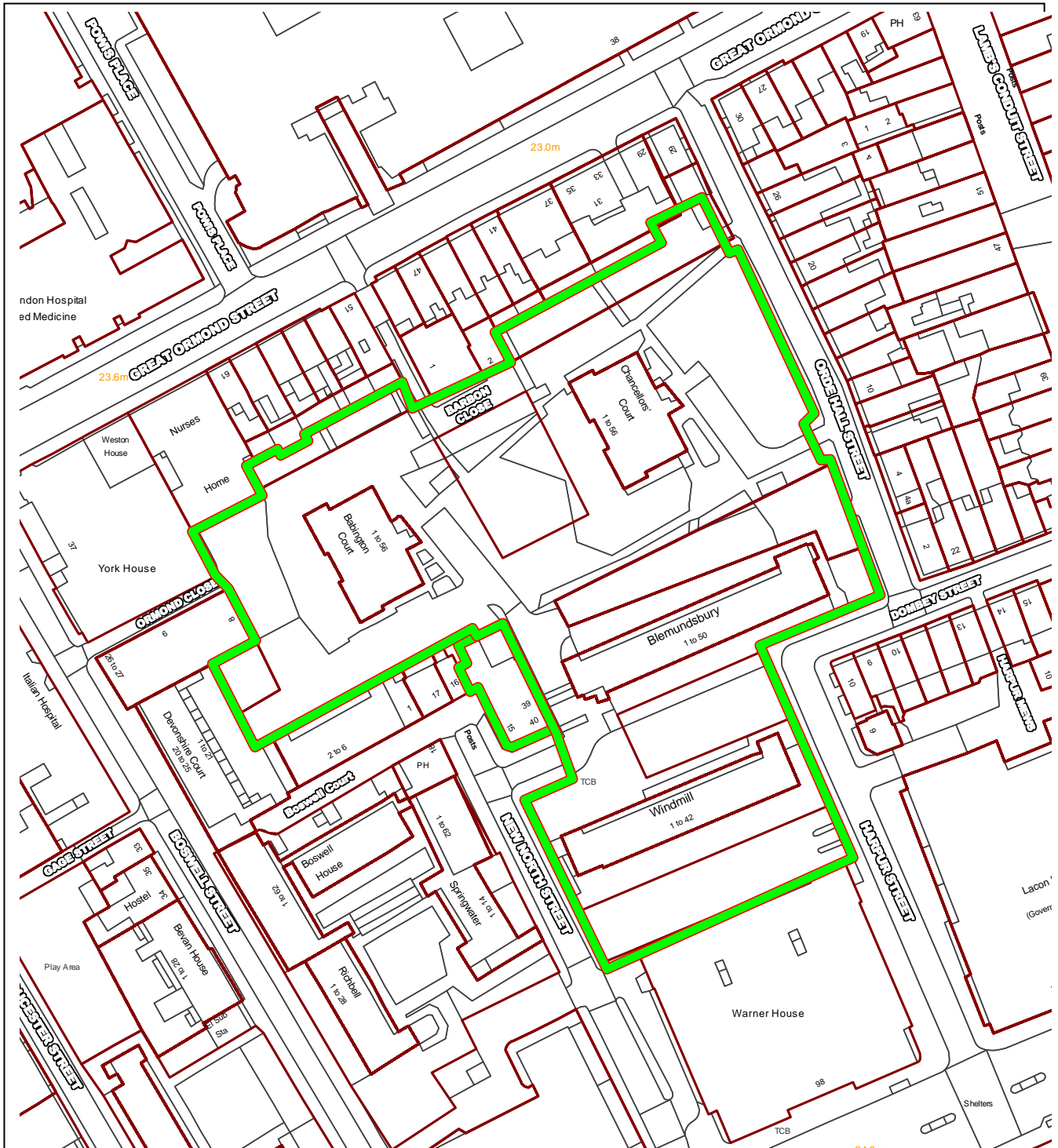


# Tybalds Estate ref: 2016/0339/P



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<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>25/03/2016</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Thuaire			2016/0339/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Tybalds Estate New North Street London WC1N			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details required by conditions 3 (sample panels), 4 (design and materials) and 5 (privacy screens) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works				
<b>Recommendation(s):</b>	Approve details			
<b>Application Type:</b>	Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	None received					
CAAC/Local groups* comments: *Please Specify	<p><u>Windmill Residents Association</u> object- Lack of proper consultation; mews houses- no detail on brick colour, out of keeping with rest of estate; Blemunsbury- concern on specific details, accuracy of plans, access issues, finish and colour, original design concept, Windmill- cycle and refuse stores, separate entrances, loss of daylight.</p> <p><u>Officer comments</u>- Most of these comments relate to the original design principles and concepts of the approved scheme, such as accessways, entrances, cycle and refuse stores and impact on amenity. The documents submitted are accurate and are based on a more detailed working up of the original approved scheme and do not change any of the original concepts of design and access. They give full details on all the design elements. The materials and detailed specifications of the new builds and extensions are considered acceptable and appropriate for this estate. There is no requirement to consult on approval of details applications.</p>					

## Site Description

Large Council estate south of Great Ormond Street and west of Orde Hall Street. Permission has recently been granted for a major CIP scheme for refurbishing and extending various blocks plus erecting new mews houses, and rearranging the internal open spaces and access roads.

## Relevant History

planning permission 2013/1014/P granted on 13/05/2014 for- Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.

## Relevant policies

London Borough of Camden LDF Core Strategy and Development Policies 2010

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

1.1 Three conditions are sought for discharge here-

No.3- Sample panels of all the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, to be provided on site.

No.4- Detailed drawings or samples of materials in respect of the following:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, balconies, balustrades, communal entrance screens and gates;
- b) Details of parapet/eave junctions at a scale of 1:10;
- c) Manufacturer's specification details of all external facing materials and samples of those materials.

No.5- Privacy screens erected in the following locations-

- along the length of the north side of the terrace serving units 1.A.6 and 1.A.9 in the Eastern Mews houses;
- in between the terraces serving units 6.A.7, 6.B.1 and 6.B.2 in the Falcon roof extension, units 5.B.1, 5.B.2 and 5.A.13 in the Richbell roof extension, units 2.C.1, 2.C.2, 2.C.3 and 2.C.4 in the Blemundsbury roof extension

1.2 A sample panel of brickwork was made available for inspection on site; a full set of elevations and details across the whole site was included with the submission; details of privacy screens relating to Eastern Mews units and between roof extension terraces to Falcon, Richbell and Blemundsbury blocks were provided. The specification of the mesh screens for the new mews houses was revised subsequently to address officer concerns.

1.3 The samples of brickwork have been inspected on-site and are considered to be satisfactory by design and heritage officers.

1.4 The elevations of all new houses and extensions show a mixture of brickwork, aluminium cladding and panels, precast concrete cladding, stone sills, GRC parapets, metal fenestration and balustrades. The architectural details, materials and colours are considered appropriate in design terms for the extensions to existing post-war blocks and for the new contemporary designed mews houses; they will not harm the appearance of the existing blocks and the character of the housing estate and surrounding streetscapes.

1.5 The GRC panels for the cladding of the new side and roof extensions to existing blocks are still subject to discussion with officers as the current samples proposed are not deemed acceptable yet. As it is difficult to search for a satisfactory sample with the appropriate colour and texture until a contractor has been appointed, it is considered appropriate to defer this element until a later stage and exclude reference to it in this decision. Condition 4 is therefore partially discharged with the GRC cladding samples being reserved for later submission.

1.6 The top floor roof terraces on the new roof extensions will have 1.8m high privacy screens between each other in aluminium wire mesh. They are appropriate for the lightweight modern style of these new extensions. The 1<sup>st</sup> floor roof terraces on the new mews houses will have 1.8m high privacy screens on their north sides in either timber slats or close-mesh metal weave. They are appropriate at the rear of these modern style new houses. The details show an appropriate level of screening to prevent undue overlooking.

1.7 The details are thus considered acceptable and can be recommended for approval.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Wednesday 28<sup>th</sup> December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Adrian Miles  
Avanti Architects  
361-373 City Road  
London EC1V 1AS

Application Ref: **2016/0339/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

19 December 2016

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**Tybalds Estate**  
**New North Street**  
**London WC1N**

**DECISION**

Proposal: Details required by conditions 3 (sample panels), 4 (design and materials) (excluding the GRC cladding samples) and 5 (privacy screens) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works

Drawing Nos: A186-A-Z1-(02)-251 Rev C, A186-A-Z1-(02)-252 Rev C, A186-A-Z1-(02)-253 Rev D, A186-A-Z1-(02)-254 Rev E, A186-A-Z2-(02)-250 Rev D, A186-A-Z2-(02)-251 Rev D, A186-A-Z2-(02)-252 Rev D, A186-A-Z2-(02)-253 Rev D, A186-A-Z2-(02)-254 Rev E, A186-A-Z2-(02)-255 Rev E, A186-A-Z2-(02)-256 Rev D, A186-A-(41)-410 Rev A, A186-A-(41)-411 Rev A, A186-A-(41)-412 Rev A, A186-A-(41)-413 Rev A, A186-A-(42)-420 Rev A, A186-A-(42)-421 Rev A, A186-A-(42)-422 Rev A, A186-A-(43)-430 Rev A, A186-A-(43)-431 Rev A, A186-A-(43)-432 Rev A, A186-A-(44)-440 Rev A, 1211\_Z3-251- REV F, 1211\_Z3-252- REV D, 1211\_Z3-253- REV D, 1211\_Z3-611- REV B, 1211\_Z3-613- REV C, 1211\_Z3-620- REV C, 1211\_Z3-622- REV C, 1211\_Z3-623- REV C, 1211\_Z3-700- REV C, 1211\_Z3-701- REV C, 1211\_Z3-702- REV C, 1211\_Z3-705- REV B, 1211\_Z3-706- REV B, 1211\_Z3-707 - REV A, 1211\_Z3-708 - REV A, 1211\_Z3-710- REV C, 1211\_Z3-711- REV C, 1211\_Z3-712- REV C, 1211\_Z3-713- REV B, 1211\_Z3-714- REV A, 1211\_Z3-750- REV B, 1211\_Z3-

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751- REV B, 1211\_Z3-752 - REV A, 1211\_Z3-760- REV B, 1211\_Z3-761 – REV A, 1211\_Z1-153- REV B, 1211\_Z1-156- REV E, 1211\_Z1-251- REV E, 1211\_Z1-252- REV E, 1211\_Z1-253- REV F, 1211\_Z1-254- REV E, 1211\_Z1-255- REV E, 1211\_Z1-256- REV E, 1211\_Z1-611- REV D, 1211\_Z1-613- REV B, 1211\_Z1-615- REV A, 1211\_Z1-620- REV B, 1211\_Z1-700- REV C, 1211\_Z1-701- REV C, 1211\_Z1-702- REV C, 1211\_Z1-705- REV A, 1211\_Z1-710- REV B, 1211\_Z1-750- REV B, 1211\_Z1-751- REV A, 1211\_Z1-752- REV A. 12026-T-02-EL-01-E, 12026-T-02-EL-02-D, 12026-T-02-EL-03-E, 12026-T-02-EL-04-D, 12026-T-03-EL-01-E, 12026-T-03-EL-02-E, 12026-T-04-EL-01-E, 12026-T-04-EL-02-D, 12026-T-04-EL-03-D, 12026-T-5A-EL-01-F, 12026-T-5A-EL-02-D, 12026-T-5A-EL-03-G, 12026-T-5B-EL-01-E, 12026-T-5B-EL-02-D, 12026-T-5B-EL-03-E, 12026-T-06-EL-01-E, 12026-T-06-EL-02-D, 12026-T-06-EL-03-E, 12026-T-02-SE-200, 12026-T-02-SE-202, 12026-T-02-DE-20-200, 12026-T-02-DE-20-201, 12026-T-04-DE-20-202, 12026-T-5A-DE-20-203, 12026-T-5A-DE-20-204, 12026-T-5B-DE-20-205, 12026-T-06-DE-20-206, 12026-T-02-DE-20-100, 12026-T-04-DE-20-101, 12026-T-5A-DE-20-102, 12026-T-06-DE-20-103, 12026-TXX-DE-23-100-A, 12026-TXX-DE-23-101-A, 12026-T-XX-DE-27-100-A, 12026-T-XX-DE-27-101-A, 12026-T-XX-DE-27-102-A, 12026-T-XX-DE-27-103-A, 12026-T-XX-DE-27-104, 12026-T-XX-DE-27-105, 12026-T-XX-DE-27-106, 12026-T-XX-DE-27-107, 12026-T-XX-DE-27-108, 12026-T-XX-DE-27-115-A, 12026-T-XX-DE-31-101-A, 12026-T-XX-DE-31-102, 12026-T-XX-DE-31-103, 12026-T-XX-DE-31-104, 12026-T-XX-DE-31-105, 12026-T-XX-DE-31-106, 12026-T-XX-DE-31-107-A, 12026-T-XX-DE-31-108-A, 12026-T-XX-DE-31-200-A, 12026-T-XX-DE-31-201-A, 12026-T-XX-DE-31-203-A, 12026-T-XX-DE-31-205-A, 12026-T-XX-DE-34-004, 12026-T-SK-51. A186-10.01-160609 Planning conditions; 'PC Tatami' Creative Weave by GKD metal mesh.

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

Informative(s):

- 1 You are reminded that conditions 6 (privacy measures), 29(b) (contaminated land investigation and remedial measures), 31 (CCTV), 40 (education measures contribution), 43 (highway works contribution), 44 (environmental works contribution) of planning permission ref 2013/1014/P dated 13/05/2014 are outstanding and require details to be submitted and approved.
- 2 You are advised that this decision for condition 4 does not relate to the GRC cladding panels on the extensions and that this element still needs to be discharged by means of submitting appropriate samples for approval prior to start of the relevant part of the works on site.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**