

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

Application Ref: **2016/6862/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

10 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Refused and Warning of Enforcement Action to be Taken

Address:

**Kings College Court
55 Primrose Hill Road
London
NW3 3EA**

Proposal: Details pursuant to condition 4 (external finishes) 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).

Drawing Nos: Jim Garland Submission Statement dated 15/11/16, Supporting Letter from Gary Bundy dated 06/12/2016, Appendix A - Brick Facing Panel, Appendix B - Whiston Hospital, Appendix C - Sto-Resin Brick Slips Durability, Appendix D - Roundshaw Estate, Addendum A - Example Projects.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal



The synthetic render brick slip cladding, by reason of its material, appearance and quality, would cause harm to the appearance of the host building and the character and setting of the Belsize Park, Elsworth, Eton and Primrose Hill Conservation Areas, 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.

Informative(s):

- 1 You are reminded there is an outstanding appeal, ref: APP/X5210/W/16/3161562, at the application site in relation to the discharge of condition 4 (external finishes) 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). Please be advised that an enforcement investigation has been opened following the breach of condition 4 which required details to be approved before any works commenced on site.

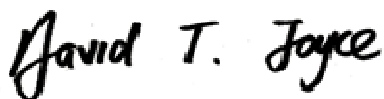
You do not have consent to implement any work relating to the cladding of the development until the details required by condition 4 have been approved, given this is the subject of the aforementioned appeal should any cladding works be undertaken the Council may be minded to take enforcement action to cease works.

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



David Joyce
Executive Director Supporting Communities