

Mr Robin Bates
Kalkwarf Architects
46 - 48 Grosvenor Gardens
London
SW1W0EB

Application Ref: **2016/7022/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

28 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
143 Adelaide Road
London
NW3 3NL

Proposal:

Details of the proposed facing materials to the application property required by condition 3(d) of planning permission 2012/3923/P dated 22/05/2014 for the 'Redevelopment of site to provide 5 x 4 bedroom houses with basement car parking (Class C3) following demolition of existing public house (Class A4)...'

Drawing Nos: 65mm Parido Brick sample panel received 23/03/17; email from Mr Bates of Kalkwarf Architects dated 24/03/2017; 65mm Parido Brick (TheBespokeBrick.Co) Technical Specification Datasheet (received 24/03/17); K Rend Silicone Thin Coat (TC) 'Pure White' specification datasheet received 19/01/17.

The Council has considered your application and decided to grant approval of details.

Informative(s):



1 Reasons for granting approval of details.

The full impact of the extent of the proposed development has been previously assessed. The principle of the materials palette (i.e. brick and render) was already agreed as part of the parent application and as such the principle of these materials is not disputed. The requirements part (d) of condition 3 therefore relate purely to the assessment of the selected choice for these two facing materials.

The proposed brick (65mm Parido) is considered to be appropriate for the setting of the development, appearing contemporary by virtue of its proportions but also sympathetic to the surrounding Chalcot Estate in term of tone/hue and texture. The proposed white render is considered appropriate in terms of its tone and quality and the combination of the two facing materials would result in complementary contrasts both within each elevation as well as to better distinguish the dwellings from the surrounding, older development. This is considered to remain in line with the original recommendations and supporting documents approved at committee.

It is considered that the proposed facing materials would be appropriate and would thus not have a harmful impact on the appearance of the host buildings and streetscene, or local area. The proposed materials would not have a harmful impact on neighbouring amenity.

As such, 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 and policies A1 and D1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan (2016) and the National Planning Policy Framework (2012).

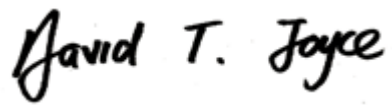
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are reminded that conditions 3a (windows details), 3b (balustrade details), 3c (PV cell details) and 18b (post-completion noise survey) of planning permission 2012/3923/P granted on 22 May 2014 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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning