

Mr. Aaron Brown  
Quod  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0AX

Application Ref: **2017/0304/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

7 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land bounded by Haverstock Road  
Wellesley Road and Vicar's Road including 121-211 Bacton Low Rise Estate,  
113a 115 and 117 Wellesley Road, and 2-16 Vicar's Road  
Gospel Oak  
London  
NW5 4PU**

Proposal:

Details of Artistic Gates serving Vicar's Road entrance on Phase 1 of development, pursuant to part of condition 3a of planning permission 2012/6338/P dated 25/04/2013 (as amended by 2015/1189/P dated 27/03/15 and by 2014/3633/P dated 9/03/2016) for Redevelopment of Bacton Low Rise Estate.

Drawing Nos: 202\_A\_P\_001\_00 00; HO-439\_SL\_CY206\_R10; HO-439-200-120 rev 01; 05 rev 01.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval-



As part of the approved scheme, condition 3a requires that full details of windows, doors, balconies, balustrades, communal entrance screens and gates are submitted in relation all phases of the development.

This application seeks to discharge part of 3a in relation to an artistic gate located on phase 1 of the development, fronting Vicars Road. The gate is approx. 2m high and approx. 10m long. It would be constructed from panels ranging from 1m to 1.5m in width and constructed from powder coated steel. Access would be via a double width utility gate or a single panel pedestrian gate with key fob access.

The gate has a leaf and flower pattern which is integral to its structure and design. It is considered to be an attractive and well thought out pattern which will contribute to the final development and the overall streetscene. The materials, size, and means of access are all considered to be acceptable and are in accordance with what was assessed under the original application.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, or on neighbouring amenity.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London borough of Camden Local Development Framework Development Policies, and policy D1 of the Camden Local Plan Submission Draft 2016.

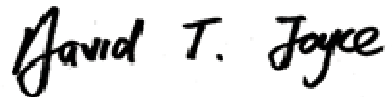
- 2 You are advised this approval relates to only part of this condition 3 regarding details of the gate in phase 1 of the development. Condition 3a, b and c is still outstanding for the remaining part of phase 1 (Blocks B2) and the whole of phase 2 and 3 of the development, for which details must be submitted to and approved by the Council.
- 3 You are reminded that the following conditions- part of 3 (detailed drawings), 5 (privacy screens), part of 6 (overlooking measures), 7 (waste storage), 9 (cycle parking), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), 19 (sound insulation), 24 (basement construction), part of 25 (contaminated land), part of 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsch workshop refurbishment works) and 60 (replacement tree planting)- of planning permission 2012/6338/P granted on 25/04/2013 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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning