

Josef Kolar

Sprunt Ltd  
First Floor  
20 Northdown Street  
London N1 9BGApplication Ref: **2016/7100/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

22 May 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Approval of Details Granted**

Address:

**81A Bayham Street  
LONDON  
NW1 0AG**

Proposal:

Details pursuant to partial discharge of condition 3 (A, B, C and E) (Drawings, details/sample of brick)) of planning permission (ref. no. 2015/0023/P), dated 15/04/2016, for demolition of the existing mixed use building (restaurant and 2 bed flat) and erection of 4 storey building plus single storey roof level.

Drawing Nos: Part A.12456-SPR-RES-40\_010-5\_3;12456-SPR-RES-44\_01-5\_3; 12456-SPR-RES-48\_02-5\_3;12456-SPR-RES-48\_03-5\_4; 12456-SPR-RES-48\_04-5\_3; 12456-SPR-RES-48\_06-5\_3; 12456-SPR-RES-48\_07-5\_3 12456-SPR-RES-48\_08-5\_2; 12456-SPR-RES-48\_09-5\_4; 12456-SPR-RES-48\_010-5\_5; 12456-SPR-RES-48\_012-5\_4; 12456-SPR-RES-48\_013-5\_4; 12456-SPR-RES-48\_017-5\_2; 12456-SPR-RES-48\_019-5\_2; 12456-SPR-RES-50\_02-5\_3; 12456-SPR-RES-50\_04-5\_2; 12456-SPR-RES-50\_05-5\_8;12456-SPR-RES-50\_03-5\_1H11(CW NBS SPEC); L10(WINDOW AND SCREENS NBS SPEC). Part B. 12456-SPR-RES-48\_010-5\_5; (2) 12456-SPR-RES-48\_012-5\_4; (2) 12456-SPR-RES-48\_013-5\_4; (2) . Part C. 12456-SPR-RES-30\_01-5\_6;12456-SPR-RES-30\_02-5\_5; 12456-SPR-RES-30\_03-5\_7;12456-SPR-RES-30\_04-5\_7;12456-SPR-RES-48\_010-5\_4;12456-SPR-RES-48\_019-5\_2;12456-SPR-RES-48\_020-5\_2; F10 (FACING



BRICK NBS SPEC RevA. Part E. Peterson D98 brick samples.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting:

The condition sought;

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

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door including shopfronts at a scale of 1:10.

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 section showing typical facing brick arrangement including expansion joints vertical and horizontal banding;

e) 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 for inspection for the local planning authority.

The applicant has submitted plans, elevations and section drawings showing details of the fenestration, external facings and brick arrangements.

A sample of brickwork has been provided; it is considered that the use of brick for the main body of the facades would provide a high quality neutral response to the surrounding area whilst the window recesses would provide interest and variety.

The details of all these materials have also been viewed by the case officer and design officer. Following revised plans to the elevations and brick sample, the material and details are considered appropriate in the context of the parent building and acceptable for the approval of details. They are appropriate in terms of their texture; colour and detailing ensuring a high quality finish to the building will be achieved as per previous permission.

However, as this submission only includes illustrated details of the design and only the brick sample submitted, the other facing materials samples under part D

require a separate application, to be submitted later to and approved.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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, on the character of the conservation area or on neighbouring amenity

The proposed development is in general accordance with policies CS5 and 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 and policy, D1 of the Local Plan (submission Draft) 2016 .

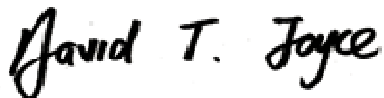
- 2 You are reminded that part D of condition 7 (Samples of external facing materials) would have to be discharged under the above parent application.

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