

Mr Christopher Jones
INC Design Associates Ltd.
1 Dudley Court North
Waterfront East
Level Street
Brierley Hill
DY5 1XP

Application Ref: **2017/2584/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

31 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land Lying to the South of 3 Malden Road
London
NW5 3HT**

Proposal:

Details of windows, grills, doors and gates, shopfront glazing panels, and facing materials required by condition 3, details of hard and soft landscaping required by condition 4 and details of enhanced sound insulation required by condition 6 of planning permission ref: 2016/1771/P dated 04/08/2016 for the redevelopment of the property to provide 9 residential units (1 x 1 bedroom, 7 x 2 bedroom and 1 x 3 bedroom) including associated works.

Drawing Nos: INC-SA [20] 0003 rev P01; INC-MA [30] 0005 rev P00; INC-MA [30] 0006 rev P00; INC-MA [70] 0001 rev P00; INC-MA [70] 0002 rev P00; INC-MA [30] 0002 rev P01; INC-MA [30] 0004 rev P01; INC-MA [21] 0001 rev P01; INC-MA [21] 0002 rev P01; INC-MA [21] 0003 rev P01; INC-MA [21] 0004 rev P01; Velfac Catalogue May 2016; Pinot Noir Stock Brick product details; Bromo brick product details; Euroclad Wall Cladding Profile - 13.5/3 Sinusoidal Steed details; Tecu façade cladding manufacturer specifications document; Material E Tecu Bronze sample photo; Material H & K RAL 7016 Anthracite Grey sample photo; Material C & F RAL 8040 Dark Bronze sample photo; Material D Iroko Horizontal Timber Cladding sample photo; Latham's Steel Security Doorsets manufacturers details; Robust Details Selecting Loadbearing Masonry Floors details sheet; Robust Details Loadbearing Masonry Combinations details sheet; Robust Details Loadbearing Masonry



Walls details sheet.

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

Informative(s):

1 Reasons for granting approval.

The applicant has submitted detailed drawings of the proposed windows, doors and shopfronts and samples/manufacturer details of all facing materials. The building will be finished in a light brick with a darker brick at ground floor level. The upper storey would be finished in bronze metal cladding, with a darker bronze metal used for window frames and balconies. The proposed materials are considered to be a high quality and appropriate for the building. Although the condition required details of gates and ventilation grilles, these do not form part of the final design.

The proposed landscaping works are considered suitable for the site and the beech hedge fronting Malden Road would be an improvement on the existing arrangement.

The Council's Environmental Health Officer (EHO) has assessed the details relating to condition 6 (enhanced sound insulation) and confirmed that they are sufficient to discharge this condition. A representation has been received from the Fiddler's Elbow questioning whether the insulation would be sufficient to prevent noise disturbance from the adjacent music venue. External façade insulation is not required by condition 6; however, the development should be constructed to BS8233:2014 as standard, which would take into account the façade insulation to provide sufficient internal noise levels. A more detailed response has been provided in the attached consultation summary.

The submitted details are therefore in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24, DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies and are sufficient to discharge conditions 3, 4 and 6.

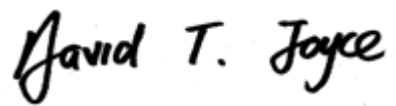
2 You are advised that all conditions relating to planning permission granted on 04/08/2016 under ref: 2016/1771/P which need details to be submitted, have been approved.

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