

Mr Christopher Arnott  
calfordseaden  
St Johns House  
1a Knoll Rise  
ORPINGTON  
BR6 0JX

Application Ref: **2017/1544/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

26 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Ashton Court**  
**254-256 Camden Road**  
**London**  
**NW1 9HF**

Proposal:

Details of conditions 4 (detailed drawings/samples of materials - part discharge), 5 (lights, meterboxes, flues, vents and pipes), 6 (PV cells), 8 (cycle storage), 9 (demolition), 11 (water use), 13 (landscaping), 17a (ground investigation) and 18 (SUDs) of planning permission ref 2015/4553/P dated 1/12/2016 for Reconfiguration, part demolition and extension of sheltered accommodation (Class C3) and erection of mews houses (Class C3).

Drawing Nos: [Condition 4] A (1) 521; A (1) 520; A (1) 518; A (1) 517; A (1) 515; A (0) 107; A (1)790 Rev 3; Sample photographs - lbstock Brick Sample, Brick sample, Brick sample Panel 001, Brick sample Panel 002, Brick sample Panel 003; Window - Door Sample, Zinc Standing Seam Roof Sample; [Condition 5] M (0)105, M (0)106, M (0)200, M (0)201, M (0)202, M (0)203, M (0)204, M (0)205, M (0)206, M (0)207, M (0)208, E (0)105, E (0)111; [Condition 6] E (0)116; [Condition 8] A (1)SK007 Rev A; A (0)106 Rev B (Typical External Cycle Store); A (0)106 Rev 2 (Typical External Scooter Store)[Condition 11] BREEAM UK Refurbishment and Fit-out 2014 Wat 01 Water consumption: Other building type calculator 02.03.2017; BREEAM UK Domestic Refurbishment 2014 Wat 01 Calculator v0.1;



[Condition 13] TD843\_01B; [Condition 17] Site investigation report (C14038A) date June 2017; remediation method statement for Ashton Court (SW/C14038B), dated 27th June 2017; Remediation method statement, dated 4th August 2017, prepared by Ground Engineering (Ref: SW/C14038B1); [Condition 18] C(0)1000, C(0)1100 Rev A, C(0)1110, C(0)1111, C(0)1112, STORM SEWER DESIGN by the Modified Rational Method (26-04-17).

The Council has considered your application and decided to approve details:

Informative(s):

1 Reasons for granting approval.

With regard to Condition 4 (part discharge), details of cladding/brickwork to the main building fronting Camden Road and Camden Park Road have been provided and are considered sympathetic in appearance and located in discreet areas. It must be noted that the submitted information excludes details relating to the 5 x mews dwellings along Camden Mews and therefore this condition is only part discharged.

With regard to Condition 5, details of lights, meterboxes, flues, vents and pipes have been provided and are considered sympathetic in appearance and located in discreet areas.

With regard to Condition 6, details of details showing the location and extent of photovoltaic cells located at main roof level provides both adequate on-site renewable energy facilities and are considered acceptable.

With regard to Condition 8, cycle storage located on Camden Park Road, the Broxap external bike store would be covered, secure and fully enclosed. It would therefore be acceptable.

It is noted that details have been provided to discharge condition 9, requiring that demolition not take place until a contract for the carrying out of the works of redevelopment has been made. In acknowledging that a contract has been made in this regard, the condition requires compliance and is not one for discharge.

With regard to Conditions 11, details demonstrating the market residential development will achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use has been provided.

With regard to Conditions 13, the proposed landscaping is considered to be of high quality and suitable for the site. The proposed planting is considered a vast improvement on the existing and will enhance the biodiversity of the site.

With regard to Condition 17a, an appropriate programme of ground investigation for the presence of soil and groundwater contamination and landfill gas has been submitted and verified to be acceptable.

With regard to Conditions 18, details of a sustainable urban drainage system that reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system have been provided and are considered acceptable.

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.

The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS11, CS13, CS14, CS16, DP17, DP22, DP23, DP24, DP2 and, DP32 of the Camden Local Development Framework 2010.

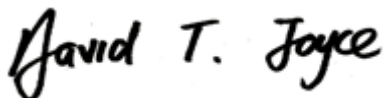
- 2 You are reminded that conditions 4 (detailed drawings/samples of materials of 5 x mews dwellings along Camden Mews) and 17b (Remediation works verification report) of planning permission ref 2015/4553/P dated 1/12/2016 are outstanding and require details to be submitted and approved.

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



David Joyce  
Director of Regeneration and Planning