

Mr Philip Harvey  
PCKO Architects  
5-8 Hardwick Street  
London  
EC1R 4RG

Application Ref: **2017/5057/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

5 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Greenwood Centre**  
**25 Greenwood Place**  
**London NW5 1LB**

Proposal:

Brickwork sample panel to partially discharge condition 4 (Greenwood Centre only) of 2013/5947/P dated 18/06/2014 (as varied by 2015/3151/P dated 29/07/2015) for: Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.

Drawing Nos: 1213\_WD011; Declaration of performance for Wienerberger Marziale (ref: 134510-A1W1111); Coloured Mortar Y Reference Shade Guide and Covering Letter dated 11/09/2017.

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



Informative(s):

1 Reasons for approving the details.

A brickwork panel has been constructed on-site to partially discharge condition 4 for the Greenwood Centre element of the scheme only. The condition is still reserved for residential element of the scheme fronting Highgate Road.

The brick is Wienerberger Marziale with Tarmac Y101 White OPC mortar formed using Bucket Handle joints. The brick panel demonstrates the proposed colour, texture and jointing in accordance with the wording of the condition.

The details have been assessed by one of the Council's Urban Design Officers, who was involved in the original planning permission. Officers consider that the details are of sufficient design quality to safeguard the appearance of the premises and the character of the immediate area.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy 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.

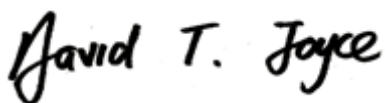
2 In respect of the Community Centre element, you are advised that Conditions 3, 6, 8, 10, 11, 12, 13, 17, 19, 20, 21b and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

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

