

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

Application Ref: **2017/4604/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

13 November 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:

Details of all windows, glazing, balconies, balustrades and external door frames of the community building to discharge condition 3(d) of 2013/5947/P (as amended by 2015/3151/P and 2017/0518/P) dated for: redevelopment to provide a new Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement and a part 5 part 7 storey mixed-use development

Drawing Nos: 1213\_WD\_201\_ Sections Y1 & Y2\_Rev\_E; 1213\_WD\_202\_ Sections Y3 & Y4\_Rev\_N; 1213\_WD\_203\_ Sections X1 & X5\_Rev\_E; 1213\_WD\_210\_ Elevation A1\_Rev\_I; 1213\_WD\_211\_ Elevation A2 & A3\_Rev\_E; 1213\_WD\_212\_ Elevation B1\_Rev\_H; 1213\_WD\_213\_ Elevation B2\_Rev\_I; 1213\_WD\_214\_ Elevation B3 & B4\_Rev\_K; 1213\_WD\_215\_ Elevation C1, C2 & C3\_Rev\_G; 1213\_WD\_216\_ Elevation D1\_Rev\_F; 1213\_WD\_430\_Projecting Wall Detail\_Rev\_H; 1213\_WD\_431\_Typical Window Detail\_Rev\_G; 1213\_WD\_432\_Wide Cavity Window Detail\_Rev\_G; 1213\_WD\_434\_Typical External Door Detail\_Rev\_B; 1213\_WD\_480\_Curtain Wall Detail\_Rev\_B; 1213\_WD\_482\_Curtain Wall Detail\_Rev\_D; 1213\_WD\_490\_Atrium Roof Ridge & Gutter Detail\_Rev\_D; 1213\_WD\_492\_Atrium Cill Detail\_Rev\_C; 1213\_WD\_452\_Roof Parapet Types 1 & 5 Detail\_Rev\_A; 1213\_WD\_453\_Roof Parapet Type 2 Detail\_Rev\_A; 1213\_WD\_454\_Roof Parapet Type 3 Detail\_Rev\_B;



1213\_WD\_455\_Roof Parapet Type 4 Detail\_Rev\_B; 1213\_WD\_456\_Terrace Parapet Type 1 Detail\_Rev\_A; 1213\_WD\_457\_Terrace Parapet Type 2 Detail\_Rev\_B; 1213\_WD\_495\_Canopy Section Detail 1 \_Rev\_B; 1213\_WD\_498\_Canopy Section Detail 1 \_Rev\_C.

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

Informative(s):

1 Reasons for approving the details.

Sections and elevations of all windows, glazing, balconies, balustrades and external door frames of the community building have been submitted to discharge condition 3d for the Greenwood Centre element of the scheme only. The details are considered to be in accordance with the wording of the condition.

Further details on the position of windows in the front elevation in terms of reveal depth were provided. It was confirmed that some would be pulled forward, while some would be pushed back. A 1:5 detail of the shallow reveal window was provided along with details of the reveals for typical windows and deep reveal windows.

The details have been assessed by one of the Council's Urban Design Officers, who was involved in the original planning permission, as well as one of the Council's Conservation Officers. 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.

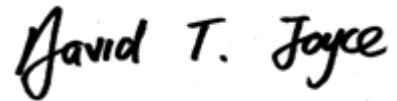
2 In respect of the Community Centre element, you are advised that Conditions 3(a and f), 6, 8, 10, 11, 12, 13, 17, 19, 20, 21b and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning