

Mr Simon McCafferty  
SADA Architecture  
26 George Street  
St Albans  
Hertfordshire  
AL3 4ES

Application Ref: **2017/3691/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

28 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Camden Studios**  
**Camden Street**  
**London NW1 0LG**

Proposal:

Details required by conditions 2bcd (facing materials, windows and door frames, balconies and roof terraces) and 20a (cycle parking), all relating to the Camden St site only, attached to planning permission ref 2013/1969/P dated 30/10/13 (for the redevelopment of 30 Camden Street to provide a block for 14 flats; redevelopment of 67-72 Plender Street to provide two blocks for a new community centre, retail units and 31 flats; plus new public open space next to Bayham Place).

Drawing Nos: Cyclehoop bikehangar details, 300SK rev P01; Velfac200 details 1001C, 3000C, Velfac catalogue 2016, RAL7015 slate grey colour; 712P rev P01, 500 rev P01, 501 rev P01, 502 rev P01, 503 rev P01; 2 cover letters from SADA dated 27.6.17; Nutcombe Multi brick technical information; Umbra shapes sheet, showing brick colour of natural blue 0361; 16-019-SK002 (privacy screen)

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



Informative(s):

1 Reasons for granting approval

Condition 2bcd- the submitted details of all facing materials and designs of all fenestration, canopies, balconies and roofs are considered appropriate for this contemporary building and provide a satisfactory contextual response to the streetscene.

Condition 20a- the submitted details of 28 cycle parking spaces have been reviewed by the Council's transport officers who has confirmed that they are acceptable in providing an adequate number, design and location of cycle parking facilities in compliance with Council standards.

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.

As such, the proposed details are in general accordance with policies CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 14 (sound insulation) and 18b (ground investigation results and remediation), in relation to the CAMDEN STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.

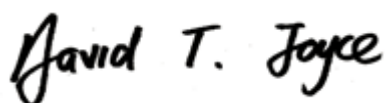
3 You are advised that details submitted to discharge conditions 5 (obscure glazing), 7a (landscaping), 17 (roof plant), 24 (facade fixtures), 25 (CCTV), 26 (green roofs) are being currently assessed and awaiting determination.

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

