

Mr Victor Andersson  
Marek Wojciechowski Architects Ltd  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2017/4530/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

12 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**20-21 King's Mews**  
**London**  
**WC1N 2JB**

Proposal:  
Details of external facing materials and green roof as required by condition 3 and 4 of planning permission ref: 2016/1093/P dated 21/11/2016 (erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units (1x 1-bed, 6x 2-bed ), following the demolition of the existing 2 storey garage building)  
Drawing Nos: P\_13 REV.I, P\_14 REV.B, Grufe Tile Specification Sheet, Brickwork drawing number K31, Brickwork drawing number D72.

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

Informative(s):

- 1 Reasons for granting approval.

Condition 3a of permission 2016/1093/P requires manufacturer's specification details of all facing materials; 3b seeks the Manufacturer's specification details of bricks for the rear wall; 3c seeks Manufacturer's specification details of facing materials for the roof top plant. Full details of these materials have been submitted.



Condition 4 of permission 2016/1093/P requires full details of the green roof as approved. Full details of the Grufe Tile Brown Wildflower proposal has been submitted.

The Council has assessed the materials and in relation to design, details and specification and they are considered appropriate as they will not dominate the external look and feel of the buildings, and are sympathetic to the general area.

The details submitted for condition 4 are considered sufficient to demonstrate that the green roof will be of high quality design and suitable for the site. The wildflower element will enhance the biodiversity of the site and overall the proposal is considered to be of a good quality scheme with suitable substrate depths and plant species to be sustainable.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

As such, the proposed development is in general accordance with Policies CC1, CC3, CC4, C1, D1, D2, A2 and A3 of Camden's Local Plan 2017.

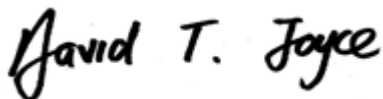
- 2 You are reminded that conditions 5 (plant noise), 7 (privacy screens) and 15 (bin store ventilation) of planning permission 2016/1093/P are outstanding and require details to be submitted and approved.

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