

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

Application Ref: **2017/5458/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

18 December 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 5 (obscure glazing), 7a (landscaping), 17 (roof equipment), 24 (facade equipment) and 25 (CCTV), 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: Thorn lighting specs- CiviTEQ light, CiviTEQ road lighting brochure, D-CO LED bollard, EyeKon LED; Jacksons fencing specs- J1/01064, J1/04028; easyguard spec sheet; 16279.LP.R01; Velfac Décor - Opacity; 501 revP02, 502 revP02; 750 revP01, Evergen solar PV panels technical report, 304 revC05; Cuttings technical submission on lightning installation, photo of roof handrail; 201 revP03

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



Informative(s):

1 Reasons for granting approval

Condition 5- the submitted details of obscure glazing on the 5 specified windows are considered adequate to prevent overlooking to neighbouring properties.

Condition 7a- the submitted landscape plans have been reviewed by the Council's tree officer who has confirmed that the soft landscaping and paving are considered to be suitable for the site and to enhance the biodiversity of the site. The lights, gates and fencing are also considered to be fit for purpose and acceptable in design terms in this context.

Conditions 17 and 24- the submitted details of roof equipment, including PV panels, safety handrails and lightning conductors, and of facade external lighting are considered acceptable in design terms and are discreet enough in size and location to have a minimal visual impact.

Condition 25- no details of CCTV are submitted as it is not proposed to instal any such system here.

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 CS5, CS13, CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 14 (sound insulation) and 18b (contaminated ground investigation), 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.

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 T. Joyce

David Joyce
Director of Regeneration and Planning