

Mrs Harriet Humphrey
Montagu Evans
5 Bolton Street London W1J 8BA
England

Application Ref: **2017/5923/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

18 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44-44A Gloucester Avenue
LONDON
NW1 8JD

Proposal: Details of brickwork to partially discharge condition 3(c) and details of the external surfaces of the extension to building 1 required by condition 3(e) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard), dated 30/11/2015.

Drawing Nos: Annotated block plan, approved elevations markings suffix 173_GE_0; 00E, 01D, 02D, 03D, brick and slate samples displayed on site 14/12/17.

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

Informative(s):

- 1 Reasons for approving the details.

Manufacturer's details of the proposed brickwork have been submitted and sample panels have been constructed on-site to partially discharge condition 3 for the bricks and replacement slate roof.



Three Brickwork panels were on site; Dark brick, light brick and reclaimed brick. The reclaimed brick would be used for the retained front facades of building blocks 1, 3 & 5; the light brick would be used for the ground floor area of new building block 1 and for the whole façade of block 2; and the dark brick would be used for part of blocks 1, 2 and 4.

With regards to the slate, this is a replacement of the existing slate on block 3. The existing is considered of poor repair as witnessed on site, and the proposed Natural Spanish Slate replacement is considered a suitable replacement in terms of its appearance and colour.

The brick panel and slate roof sample demonstrates the proposed colour, texture and jointing in accordance with the wording of the condition.

The Council's conservation officer who was involved in the original planning permission, has assessed the details. 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

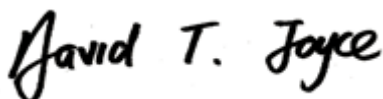
- 2 You are advised that condition 3c is only partially discharged. The following conditions of planning permission ref: 2015/1243/P remain outstanding: Conditions 3 (a, b, c - partial, d), 10 (extract ventilation), 16 (refuse and cycle stores), 22 (air quality assessment) and 23 (privacy screens).

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