

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

Application Ref: **2017/6223/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

21 December 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 facing materials of the community building required by part condition 3a of 2013/5947/P dated 18/06/2014 (as varied by 2015/3151/P dated 29/07/2015) for: Demolition of existing buildings and redevelopment to provide a new Centre for Independent Living comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units and social enterprise in flexible retail, restaurant/café, office or community use at ground floor level; and associated works.

Drawing Nos: 1213\_WD\_125\_Materials Board Rev\_B; 1213\_WD\_124\_Materials Board\_Elevation Key; 1213\_WD\_126\_External Materials Schedule (1 of 2); 1213\_WD\_127\_External Materials Schedule (2 of 2)\_Rev\_D; 1213\_SK\_137\_Front Elevation Fin Colours.

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

Informative(s):



1 Reasons for approving the details.

Details have been submitted of the external materials for the Community Centre building. The submission includes a materials board (indicating material and colour choices) and detailed elevations. The materials comprise PPC feature fins (in RAL Blue and Green finishes), Weinerberger Marziale bricks (as approved under 2017/5057/P dated 05/10/2017), PPC coping, aluminium frames, curtain walling, glass spandrels and zinc cladding.

The details are considered to be of high quality and are in accordance with those detailed in the approved scheme. The Council's Conservation Officer has confirmed 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.

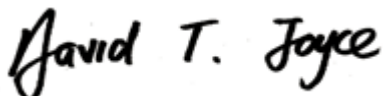
2 In respect of the Community Centre element, you are advised that Conditions 3(f), 6, 8, 10, 11, 12, 13, 17, 19, 20 and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

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



David Joyce  
Director of Regeneration and Planning