

Contemporary Design Solutions  
46 Great Marlborough Street  
LONDON  
W1F 7JW

Application Ref: **2017/6568/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

12 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Refused**

Address:  
**65-67 Holmes Road**  
**London**  
**NW5 3AN**

#### **Proposal:**

Details of the layout, sections, elevations of windows, door framing and roof plant equipment to discharge condition 2 of 2013/7130/P dated 06/03/14 for the erection of a part seven, part three storey building (plus two storey basement) to provide student accommodation with 273 units (337 rooms and 439 bed spaces), warehouse (Class B8) at basement and ground floor levels and coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings.

Drawing Nos: (160323 A(GA)) 400 Rev D; 401 Rev C; 402 Rev C; 403 Rev C; 701 Rev A; 702 Rev A; 703 Rev A; 704; 705; 706 and Marley Eternit Building Samples.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 Insufficient detail, including inaccurate and inconsistent drawings, has been provided in relation to the proposed materials and therefore it cannot be determined that the proposal would safeguard the character and appearance of the premises and the wider area in accordance with the requirements of policy CS14 (Promoting high



quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and policy D3 (Design Principles) of the Kentish Town Neighbourhood Forum Neighbourhood Plan - Adopted 19 September 2016.

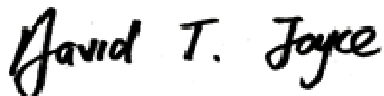
- 2 The proposed cladding materials and associated construction method, by reason of its size, design and finish, would be unacceptably detrimental to the character and appearance of the premises and the wider area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and policy D3 (Design Principles) of the Kentish Town Neighbourhood Forum Neighbourhood Plan - Adopted 19 September 2016.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning