

Application ref: 2018/0975/P
Contact: John Diver
Tel: 020 7974 6368
Date: 15 March 2018

Development Management
Regeneration and Planning
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bere:architects
73 Poets Road
London
N5 2SH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
RO 3 Camden Square
(6 Camden Mews)
London
NW1 9UY

Proposal:

Submission of facing materials and water saving measures details as required by conditions 3a and 10 of planning permission 2015/6764/P (dated 02/08/16) as amended under variation of conditions application 2017/3036/P (dated 19/09/17) for the 'Demolition of garage to rear of 3 Camden Sq and the erection of a 3 storey single family dwelling'

Drawing Nos: A.G25.D36_5 Rev A; Photographs of Materials samples (stock brick, mortar, timber cladding, window frame and sill) all received 22/02/18; Materials specification report produced by bere:architects (dated 30/11/17); Water Efficiency Calculations sheet (dated 03/09/2017)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission-

The full impact of the extent of the proposed development has been previously assessed. The principle of the replacement dwelling, including the external materials palette was already assessed and approved as part of the parent application and as such the principle of these materials is not disputed. The requirements of these conditions therefore relate purely to the assessment of specific facing materials choices as well as the demonstration of water saving measures.

The applicant has submitted full specifications as well as images of the samples retained on site of the facing materials to be used. These include brickwork, mortar, timber cladding as well as window frames and sill details. The details would include the use of reclaimed London stick brick, lime mortar and timber window frames. The timber cladding would be an untreated larch which would weather to appear visually recessive. These samples are considered to be of high quality in terms of their tone, texture, finish and design, with existing similar examples in the local vicinity providing contextual justification. The materials would be visually sympathetic for their setting and would thus not have a harmful impact on the appearance of the host buildings and streetscene. It is considered that the proposed facing materials are appropriate, preserving the character and appearance of the conservation area. It is therefore considered that submitted details are adequate to discharge condition 3a.

In relation to the demonstration of water saving features, a fully detailed Water Efficiency calculation sheet has been submitted. These calculations show that measures install will result in a total water consumption rate of 97 litres/person/day (including external use) which is below the 110 requirement. These savings would be constituted via savings measures to all taps, WCs, showers, washing machine and dishwasher. These details remain in accordance with the requirements of condition 10. This condition may therefore be discharged.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of Camden Square Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies CP22, DP23, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The development also remains in accordance with policies D1, D2 CC1, CC2 and CC3 of the London Borough of Camden Local Plan (2017), the London Plan (2016) and the NPPF (2012).

2 You are reminded that conditions 3(b) (detail of windows, doors and gates) and 8 (compliance with Building Regulations Part M4(2)) of planning permission 2015/6764/P (dated 02/08/16) as amended under variation of conditions

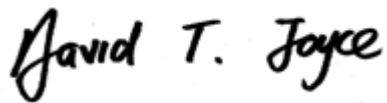
application 2017/3036/P (dated 19/09/17) are outstanding and require details to be submitted and approved.

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

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