

Application ref: 2018/0104/P
Contact: Obote Hope
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Date: 20 April 2018

Development Management
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Douglas and King Architects
Back Building
148-150 Curtain Road
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EC2A 3AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

252 Finchley Road
London
NW3 7AA

Proposal: Details of facing brickwork as partial discharge of condition 3 of planning permission 2015/2789/P dated 20/01/2016 (for Demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings (net increase of 9 units) comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units; refuse and recycling facilities, cycle parking; and landscaping).

Drawing Nos: FINc252_PL_DR_020_A; FINc252_PL_DR_021_A; FINc252_PL_DR_022_B; FINc252_PL_DR_023_B; FINc252_PL_DR_024_B; FINc252_PL_DR_025_B; FINc252_PL_DR_026_B; and FINc252_PL_DR_029_B.

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

Informative(s):

1 Reason for granting permission-

The proposal seeks to partially discharge condition 3 of planning permission 2015/2789/P dated 20/01/2016. Condition 3 requires details of sample panel of all facing materials to be provided on site and approved in writing, including a 1.5m x 1.5m sample of the facing brickwork to demonstrating the proposed colour, texture, face-bond and pointing.

Samples of the proposed brickwork was submitted and inspected on site and the

sample panel showing the 1.5m x 1.5 has been constructed and reviewed by the Council design officer. It was agreed that the mixture consisting of Terca Smoked Branco 45%; Terca smoked Chromo 45% and the Terca Smoked Prata 10%, including the Copper Brown Y 141 Mortar, finished flushed is sufficient for officers to be satisfied of how the brickwork would appear. It is considered the brick and mortar would be appropriate for the context and style of the building and no objection is raised to the approval of these details.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The details provided 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 Policy; The London Plan 2016 and the National Planning Policy Framework 2012.

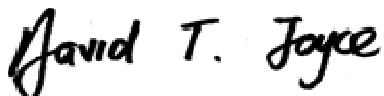
- 2 You are reminded that the outstanding conditions, including conditions 2 (details of all windows; including jambs, head and cill; ventilation grills, external doors and gates), 3 (the remainder of all facing materials), 4 (the details of the privacy screens to the roof terrace and balcony to the north-east 1st and 2nd floors (flats 6 and 10) and 11 (green roof) of planning permission 2015/2789/P dated 20.01.2016 have been submitted for approval.

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