

Application ref: 2017/3501/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 23 April 2018

Development Management
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289-297 Ballards Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
8 Camden Road
LONDON
NW1 9DP

Proposal:
Details of all materials, windows, doors and brickwork as required by condition 4 (a-d) and details of the privacy screens as required by condition 6 of parent planning permission ref. 2013/1872/P dated 10/06/2014.

Drawing Nos: 05 Rev. 01; 16 Rev. 00; 17 Rev. 01; 19 Rev. 02; 24 Rev. 01; BP1 Rev. 01;
Samples for all facing materials.

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

Informative(s):

1 Reasons for granting permission:

Condition 4 (a, b, c, d) of parent planning application 2013/1872/P granted on 10/06/2014 requires details and samples of the following to be submitted and approved by the local planning authority:

- a) Detailed drawings of all new doors and windows.
Detailed drawings have been provided to show the proposed windows and doors in

plan, elevation and section. The windows and doors located at the 3rd floor would have a reveal depth of 500mm and the ones at floors below would have a reveal depth of 125mm, which would support the dynamic of the elevation as previously agreed within the parent planning application, enhancing the appearance of the neighbouring buildings and wider conservation area. It is therefore considered that the details provided are sufficient to discharge point a) of condition 4.

b) Drawings or samples of materials of the feature brickwork.
Detailed drawings have been provided to show the appearance of the feature brickwork, comprising brick works with voids from 10mm to 80mm. A sample of this feature has been provided on site and assessed by officers. It is considered that details provided are in accordance with the scheme granted in the parent planning application and would have a good quality appearance which would enhance the streetscene. It is therefore considered that the details provided are sufficient to discharge point b) of condition 4.

c) Sample panel (1m by 1m) of the brickwork to be provided on site.
Detailed drawings have been submitted in relation to the brickwork and sample panel has been provided on site and assessed by officers. In order to preserve the character of the neighbouring buildings and streetscene, the brickwork be of grey colour, with standard brick dimensions 215mm x 65mm x 102.5mm, in Flemish bond, with recessed mortar of a lighter grey. It is considered that the sample panel supports the design of the proposed building as approved within the parent planning application, which preserves the appearance of the neighbouring townhouses. It is therefore confirmed that point c) of condition 4 can be discharged.

d) Samples of all facing materials
Samples have been provided of all facing materials. The window cladding panels and balcony to front elevation would be of anodized bronze metal which supports the proposal granted within the parent planning application, and it is considered appropriate for this scheme. Sample of the privacy screen has been provide and considered acceptable. The bricks to be used would be Himley Ebony Black 0354 which is considered in line with the previous permission granted and would enhance the character and appearance of the neighbouring buildings and wider conservation area.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The details provided have been assessed by a conservation officer and are considered sufficient to discharge conditions 4 a), b), c) and d).

Condition 6 of parent planning application 2013/1872/P granted on 10/06/2014 requires details of the 1.8m privacy screen to be submitted and approved by the local planning authority.

The details provided show a privacy screen of 1.8m high to surround the ground floor terrace and the roof terrace. A sample of this screen has been provided to the officers for assessment and it is considered appropriate for its location and

projection as it would prevent unreasonable overlooking of neighbouring premises. It is therefore considered that condition 6 can be discharged.

As such, the proposed details provided are considered sufficient to demonstrate that the proposals would safeguard the special architectural and historic interest of the building in accordance, and protect the amenity of the occupiers and neighbouring ones, with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

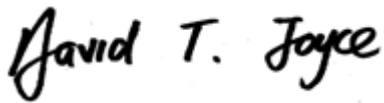
- 2 You are advised that all outstanding conditions part of the parent planning application 2013/1872/P granted on 10/06/2014, have now been discharged.

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