

Application ref: 2018/0943/P  
Contact: Gideon Whittingham  
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Date: 24 April 2018

**Development Management**  
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Mr Frener  
254, Kilburn High Road  
LONDON  
NW6 2BS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**254 Kilburn High Road**  
**London**  
**NW6 2BS**

Proposal: Details required by Condition 3 (Details of windows, balustrading and privacy screens and all facing materials) granted under reference 2015/2775/P dated 22/12/2016 (Redevelopment to provide a mixed use development, comprising the six storey of commercial space (Classes B1 and B8) and 60 dwelling).

Drawing Nos: 3144\_035; 3144\_036; 3144\_037; 3144\_038; 3144\_039; 3144\_040; 3144\_041; Schucoo AWS 5 - Aluminium window system; THORN BRONSGROEN WDF (DoP number: 133850-A1W1111); Reveal Panel - System Technology for facades.

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

Informatives:

- 1 Reasons for granting approval -

With regard to Condition 3, details of new facing materials including brickwork, cladding, windows and door frames, railings, balustrades and privacy screens have been provided.

The proposed brick work (Wienerberger Thorn Bronsgroen) is considered to be sufficiently similar in colour and tone to meet the intentions of the originally proposed Engels Mystique Brick outlined in the DAS.

The proposed cladding (Rheinzink Blue-Grey Zinc) is considered to be suitable for its context and is therefore acceptable.

The proposed aluminium framed windows and doors in a light bronze finish are considered of high quality. The details and fixings for both the Metal railings and glazed balustrades are minimal and given a light bronze finish to co ordinate with the finishes to the window and door frames.

Privacy screens comprise slatted timber screens with planters on either side.

The details are considered appropriate and provides a satisfactory contextual response to the building, streetscene and surrounding conservation area.

The full impact of the proposed development has already been assessed. 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.

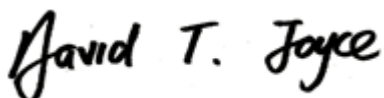
- 2 You are reminded that conditions, 4 (facing brickwork), 9 (contamination), 11 (privacy), 15 (bird and bat boxes), and 18 (sound attenuation) of planning permission ref 2015/2775/P dated 22/12/2016 are outstanding and require details to be submitted and approved.

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



David Joyce  
Director of Regeneration and Planning