



Application ref: 2018/0676/P  
Contact: Seonaid Carr  
Tel: 020 7974 2766  
Date: 14 May 2018

**Development Management**  
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DP9 Ltd  
100 Pall Mall  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**48-56 Bayham Place**  
**LONDON**  
**NW1 0EU**

Proposal: Details of windows and door, facing materials, roof extension, sound insulation and waste storage as required by conditions 4, 8 and 12 of planning permission 2017/2739/P dated 08/12/17 (for erection of a part 2 part 3 storey roof extension to provide 9 self-contained units(4 x 1 bed, 4 x 2 bed and 1 x 3 bed) and rear extension at second floor level together with associated works.)

Drawing Nos: 5000 Rev PL-02, 0800 Rev PL-02, 0801 Rev PL-02, 0802 Rev PL-02, 0803 Rev PL-02, 0804 Rev PL-02, 0805 Rev PL-02, 0806 Rev PL-02, 0807 Rev PL-02, 0808 Rev PL-02, 0809 Rev PL-02, 0810 Rev PL-02, M001-B by Sandy Brown dated 1 February 2018, 0504 Rev PL-02, Veolia Service Agreement and Waste Transfer Note dated 26/10/2017 and photos of Natural Anodised Aluminium in email from architect dated 27/04/2018.

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

Informatives:

- 1 Condition 4: The conditions requires the submission of various details of the design including details of windows, doors, facing materials and a section through the proposed roof extension. The applicant has provided detailed plans of all windows

and doors which demonstrate that the high quality that was secured within the original application will be carried forward to the detailed design stage. In respect of the facing materials, an initial sample was reviewed on site with a revised sample being reviewed at a later date. It is considered the use of anodised aluminium is appropriate within the surrounding context. A typical section through the roof extension has also been provided and considered appropriate.

Condition 8: The applicant has submitted a statement which notes that the separating walls and floors to apartments are to achieve a standard which is 5dB better than the requirements of Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) to the Building Regulations 2010. They have also submitted plans to demonstrate the building would be capable of meeting the requirements of condition 8. All of these details have been reviewed by the Council's Environmental Health officer who raises no objection to the approval of condition 8.

Condition 12: The applicant has submitted details of the service agreement and waste transfer for the refuse and recycling. The parent application included details of the location of the storage and how it would be managed on site. It is considered the information submitted is sufficient for the approval of condition 12.

No public consultation was necessary for this approval of details application. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2, CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

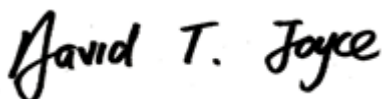
- 2 You are reminded that conditions 10 and 11 of planning permission 2017/2739/P dated 25/10/2017 are outstanding and require details to be submitted and approved.

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