

Application ref: 2016/2970/P
Contact: Seonaid Carr
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Date: 4 July 2018

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Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Regent's Park Estate
Robert Street
London
NW1

Proposal:

Details of windows, doors, materials, privacy screening as required by condition 11a,b,c and e and visitor cycle parking as required by condition 29 of planning permission 2015/3076/P dated 09/12/2015 (for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.

Drawing Nos: SBM-IW-XX-ZZ-DR-A-10.05.01 Rev E, RWOS-IW-XX-ZZ-DR-A-35.171 Rev B, RWOS-IW-XX-ZZ-DR-A-35.172 Rev B, RWOS-IW-XX-ZZ-DR-A-35.173 Rev B, RWOS-IW-XX-ZZ-DR-A-35.174 Rev B, RWOS-IW-XX-ZZ-DR-A-35.175 Rev B, RWOS-IW-XX-ZZ-DR-A-35.176 Rev D, RWOS-IW-XX-ZZ-DR-A-35.177 Rev D, RWOS-IW-XX-ZZ-DR-A-10.05.01 Rev F, RWOS-IW-XX-ZZ-DR-A-10.05.02 Rev E, ROBS-IW-XX-ZZ-DR-A-10.05.01 Rev D, ROBS-IW-XX-ZZ-DR-A-10.05.02 Rev C, VARS-IW-XX-ZZ-DR-A-35.180 Rev A, VARS-IW-XX-ZZ-DR-A-10.05.01 Rev B, SBM-IW-XX-ZZ-DR-A-35.173 Rev A, NL-IW-XX-ZZ-DR-A-10.05.01 Rev H, NL-IW-XX-ZZ-DR-A-10.05.02 Rev D, COGH-IW-XX-ZZ-DR-A-10.05.01 Rev C, NL-IW-XX-ZZ-DR-A-35.171 Rev A, NL-IW-XX-ZZ-DR-A-35.172 Rev A, NL-IW-XX-ZZ-DR-A-35.174 Rev A, NL-IW-XX-ZZ-DR-A-35.175 Rev A, NL-IW-XX-ZZ-DR-A-35.176 Rev A, NL-IW-XX-ZZ-DR-A-35.177 Rev A, NL-IW-XX-ZZ-DR-A-35.178 Rev A, NL-IW-XX-ZZ-DR-A-35.179 Rev A, NL-IW-XX-ZZ-DR-A-35.180 Rev A,

NL-IW-XX-ZZ-DR-A-35.181 Rev A, NL-IW-XX-ZZ-DR-A-35.182 Rev A , SBM-IW-XX-ZZ-DR-A-35.11 Rev C, SBM-IW-XX-ZZ-DR-A-16.01 Rev E, SBM-IW-XX-ZZ-DR-A-16.02 Rev F, NL-IW-XX-ZZ-DR-A-12.01 Rev N, NL-IW-XX-ZZ-DR-A-16.02 Rev J, IW-XX-ZZ-DR-A-16.03 Rev H, NL-IW-XX-ZZ-DR-A-16.12 Rev D, NL-IW-XX-ZZ-DR-A-35.183 Rev B, NL-IW-XX-ZZ-DR-A-35.185 Rev B, NL-IW-XX-ZZ-DR-A-35.186 Rev B, NL-IW-XX-ZZ-DR-A-35.187 Rev B, RWOS-IW-XX-ZZ-DR-A-12.01 Rev J, RWOS-IW-XX-ZZ-DR-A-16.01 Rev E, RWOS-IW-XX-ZZ-DR-A-16.03 Rev D, RWOS-IW-XX-ZZ-DR-A-16.06 Rev D, SBM-IW-XX-ZZ-DR-A-17.01 Rev H , SBM-IW-XX-ZZ-DR-A-17.02 Rev K, SBM-IW-XX-ZZ-DR-A-35.111 Rev A, RWOS-IW-XX-ZZ-DR-A-17.01 Rev I, RWOS-IW-XX-ZZ-DR-A-17.02 Rev K, ROBS-IW-XX-ZZ-DR-A-17.01 Rev S, ROBS-IW-XX-ZZ-DR-A-17.02 Rev H, VARS-IW-XX-ZZ-DR-A-17.01 Rev G, VARS-IW-XX-ZZ-DR-A-17.02 Rev G, VARS-IW-XX-ZZ-DR-A-17.03 Rev G, VARS-IW-XX-ZZ-DR-A-17.04 Rev G, NL-IW-XX-ZZ-DR-A-17.01 Rev J, NL-IW-XX-ZZ-DR-A-17.02 Rev H, COGH-IW-XX-ZZ-DR-A-17.01 Rev H, IW-XX-ZZ-DR-A-17.02 Rev Q, COGH-IW-XX-ZZ-DR-A-17.02 Rev H, Regent's Park Estate External Finishes Schedule 23/05/2016, 5467-02/04 Rev A, Letter from Mae dated 01 November 2017, Letter from Matthew Lloyd Architects LLP dated 20th October 2017, LOV20033-12G, LOV20036-12G, LOV20037-12G, LOV20038-12E, LOV20688-11-12D and LOV20688-12C.

Informative(s):

1 Condition 11:

Detailed plans of all windows and external doors for each of the buildings of the development and detailed plans of the shopfronts have been provided. It is considered the details would ensure a high quality finish is secured on the development and the appearance of the premises and character of the area would be safeguarded.

The applicant has provided details of all facing materials which are considered to be appropriate for the relevant buildings and would safeguard the appearance of the new building and surrounding area.

With regard to point e of condition 11, the applicant has provided a detailed plan of the privacy screening. The proposed screen would be of metal construction in a mouse grey colour. It is considered appropriate for the relevant buildings and would safeguard the appearance of the premises. The detail provided are therefore considered sufficient for the condition.

Condition 29:

Details have been provided to confirm the visitor cycle stands would be of the CaMden M style together with the details of the location of each of the stands. This is in line with the parent application and considered acceptable for the approval of condition 29.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The submitted details are in general accordance with policies CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy 6.9 of the London Plan(2015).

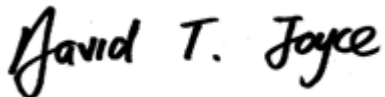
- 2 Please be advised that the approval of condition 29 relates solely to the provision of visitor cycle parking spaces and does not approve landscaping works.
- 3 You are reminded that conditions 7, 15, 40, 44 and 50 of planning permission 2015/3076/P dated 09/12/2015 are outstanding and require details 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