

Application ref: 2018/5205/P  
Contact: Seonaid Carr  
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Date: 15 January 2019

**Development Management**  
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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, ventilation grills, external doors and gates in relation to Dick Collins Hall and details of the balustrade at The Victory Pub sites as required by Condition 11 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: DCH-IW-XX-ZZ-DR-A-17.01 Rev J, DCH-IW-XX-ZZ-DR-A-17.02 Rev L, DCH-IW-XX-ZZ-DR-A-17.03 Rev J, DCH-IW-XX-ZZ-DR-A-17.04 Rev H, DCH-IW-XX-ZZ-DR-A-35.171 Rev H, DCH-IW-XX-ZZ-DR-A-35.172 Rev F, DCH-IW-XX-ZZ-DR-A-35.173 Rev G, DCH-IW-XX-ZZ-DR-A-35.174 Rev H, DCH-IW-XX-ZZ-DR-A-35.175 Rev G, DCH-IW-XX-ZZ-DR-A-35.176 Rev F, DCH-IW-XX-ZZ-DR-A-35.177 Rev E, TVP-IW-XX-ZZ-DR-A-17.02 Rev K, TVP-IW-XX-ZZ-DR-A-35.201 Rev D, TVP-IW-XX-ZZ-DR-A-35.202 Rev C, TVP-IW-XX-ZZ-DR-A-35.204 Rev E, TVP-IW-XX-ZZ-DR-A-35.206 Rev E, TVP-IW-XX-ZZ-DR-A-35.207 Rev E and TVP-IW-XX-ZZ-DR-A-35.212 Rev E.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 With regard to the balconies on the Victory Pub site, details of the balustrade was previously approved under reference 2016/2970/P and the applicant is now seeking to resubmit details in relation to the balconies on the west and north elevations. The previous approval of details allowed for a balustrade with a pattern punched into the metal. The new balustrade will be embossed panels in the same pattern as approved and of the same colour. This amendment has arisen due to supply problems with the original balustrade. Although the Cape of Good Hope site which sits to the opposite end of the terrace would have the original balustrade it is considered that the new balustrade would not be detrimental to the character of the area. This revision has been presented to the scheme's original architect who raises no objection.

In respect of the details to Dick Collins Halls, these were not originally included in the 2016/2970/P and as such all details have been submitted for this site. The applicant has provided detailed plans of all doors and windows. 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 Council's Urban design officers have reviewed the changes and accept the details.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

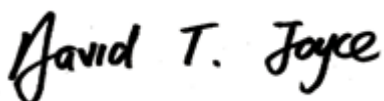
- 2 You are reminded that conditions 7, 15, 40 and 44 of planning permission 2015/3076/P dated 09/12/2015 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce

