

Application ref: 2018/2360/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Calford Seaden
St Johns House
1a Knoll Rise
ORPINGTON
BR6 0JX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Ashton Court
254-256 Camden Road
London
NW1 9HF

Proposal:

Details of Condition 4a (windows, ventilation grills, external doors and gates), Condition 4c (manufacturer's specifications), Condition 5 (external fixtures), Condition 8 (cycle storage), Condition 10 (accessibility), Condition 16b (remediation report) of planning permission ref 2017/2794/P dated 9/11/2017 for Reconfiguration, part demolition and extension of sheltered accommodation (Class C3) and erection of mews houses (Class C3).

Drawing Nos: Condition 4a & c: 13274-001 Rev C; 13274-002 Rev B; 13274-101 Rev B; 13274-102 Rev B; 13274-103 Rev B; 13274-104 Rev B; 13274-105 Rev B; 13274-106 Rev C; Image of facing brick- ('SMEED_DEAN_WEATHERED_YELLOW_STOCK'), Spec of facing brick ('SMEED_DEAN_WEATHERED_YELLOW_STOCK - TECHNICAL'); photographs showing sample brickwork on site ('20180726_083030_resized', '20180726_083048_resized', '20180726_083055_resized'); and image & information of zinc roof covering ('Zinc Standing Seam Roof Sample - prePATINA', 'RHEINZINK-prePATINA', 'RHEINZINK-blue-grey', 'rheinzink_020_040_030_000_060_020_011_GB_en', '104928-RZ-UK_ZA-013-01-13_KA'), A(0)107rev-, (2)512revA, (2)515revC, (2)522rev-, (2)790revA, and (2)791rev-.

Condition 5: Elevations Sketch - Mews Houses - K160624 - Sheet 1 of 2; Elevations Sketch - Mews Houses - K160423 Rev 2 (Dated 16/10/2018) - Sheet 2 of 2; Rytons Background Room Ventilators, dated January 2016; Multifix Airbrick Colour Buff Sand.

Condition 8: A (0)105 B; A(2)431

Condition 10: A(2)403 Rev 5 and Access Statement Compliance with Approved Document Part M - M4(2) Category 2: Accessible and adaptable dwellings

Condition 16b: Remediation Method Statement, prepared by Ground engineering dated 4th August 2017.

Informative(s):

1 Reasons for approval of details:

With regard to the partial discharge of Condition 4a (windows, ventilation grills, external doors and gates) and 4c (manufacturer's specifications), details are considered to be sufficiently similar to meet the intentions of the originally proposed scheme. The proposed materials are considered of high quality. The details are considered appropriate and provides a satisfactory contextual response to the building, streetscene and surrounding conservation area.

Condition 4b (cornice, pilasters and glazing panels of the new shopfronts) is erroneous and details need not be provided to be discharged in this instance.

With regard to Condition 5 (external fixtures), details including meter boxes, flues, vents or pipes are considered appropriate and meet the intentions of the originally proposed scheme.

With regard to Condition 8 (cycle storage), each of the 5 mews houses will have a cycle store with a capacity for 2 bicycles within the property at ground floor level. The cycle stores would be easily accessible, covered, secure and fully enclosed in accordance with CPG7 (Transport). The cycle storage located on Camden Park Road, the Broxap external bike store would be covered, secure and fully enclosed. It would therefore be acceptable.

With regard to Condition 10 (accessibility), evidence demonstrating compliance with Building Regulations Part M4 (2), including lighting provided at the main entrance, has been provided and is considered acceptable.

With regard to Condition 16b (remediation report) an appropriate programme of ground investigation has been submitted and verified to be acceptable.

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

As such, the proposed details are in general accordance with policies D1, D2, C6, T1, G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 Condition 15 (replacement tree planting) of planning permission dated 09/11/2017 (2017/2794/P) is outstanding and requires details to be submitted and approved.

Condition 15 of planning permission dated 09/11/2017 (2017/2794/P) states: Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

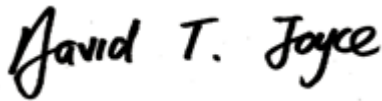
Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

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

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