

Application ref: 2018/4214/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 7 February 2019

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

bubble architects
Studio 205
The Busworks
39-41 North Road
London
N7 9DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Bedford House
17 New North Street
London
WC1N 3PJ

Proposal: Details as required by condition 3 (detailed drawings and samples), condition 5 (cycle parking) and condition 6 (screening) of planning permission ref: 2017/6515/P dated 15/06/2018

Drawing Nos: 01707: E-N-PL; 001; 002; 003; 004A. P-00-PL: 005; 006.

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

Informative(s):

1 Reason for discharging conditions:

The submitted information in relation to the details of the proposed shopfront, cycle parking and amenity screening are considered to be acceptable and satisfy the requirements of conditions 3,5 and 6 of the planning permission 2017/6515/P dated 15/06/2018.

Condition 3: The submitted details include detailed drawings of the shopfront and samples of the materials used for the proposed shopfront. The submitted drawings demonstrate that the proposed shopfront would be of a suitable

quality. The proposed materials as seen on site further demonstrate the high quality in its detailed design.

Condition 5: The submitted details of cycle parking are considered sufficient in relation to cycle parking standards and its impact upon the surrounding area. The cycle parking facilities would include 4x wall racks in which the 4x cycles would be secured horizontally and covered by a canopy.

Condition 6: The provided details demonstrate that the proposed terrace screening would be of a suitable design and provides privacy between future and neighbouring occupiers. The proposed screening would be 1.8m in height and would be constructed of treated red cedar.

The full impact of the proposed development has already been assessed by planning permission ref: 2017/6515/P dated 15/06/2018.

As such, the details are in general accordance with policies A1, D1, D2 and TC1 of the London Borough of Camden Local Plan 2017.

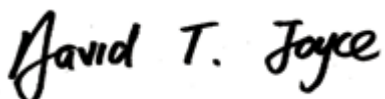
- 2 You are advised that all conditions of planning permission ref: 2017/6515/P that require details have been discharged.

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
Director of Regeneration and Planning