

Application ref: 2018/5009/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 6 March 2019

Development Management
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Mr Shital Thakkar
James Taylor House
St Albans Road East
Hatfield
AL10 0HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**10-11 King's Mews
London
WC1N 2HZ**

Proposal:

Details pursuant to condition 3 (facing materials) of planning permission ref. 2017/4543/P dated 16/10/2018 for: Erection of three storey plus basement building to provide 1 x1 bed, 2 x 2 bed and 2 x 3 bed flats

Drawing Nos: Details pursuant of conditions following grant of full planning permission Rev. P02 dated Oct 2018 by MAA Architects and email from agent dated 6/2/19.

The Council has considered your application and decided to approve details:

Informative(s):

1 Reason for granting consent:

Condition 3 requires the submission of details of all facing materials. When officers conducted a site visit on 5/12/18, it was noted that the build was nearing completion and the only material that had not been installed was the timber cladding proposed on the front elevation at ground floor. No sample panel was provided but the external walls as built showed good workmanship. The London yellow stock brick and use of steel for the fenestration had been previously approved under ref. 2017/2569/P. The metal railings installed

appeared to be of high quality and are acceptable. Revised samples of the timber cladding were received (Siberian Larch to be painted grey) and the agent assured officers it was external grade. It is considered that the materials are acceptable. Detailed sections and drawings of all windows, ventilation grills, balustrades, railings and external doors and the junction of façade brickwork with recessed balcony soffits were provided and showed sufficient detail to approve.

Samples were viewed on-site by the Council's conservation officer and is considered appropriate in the context of the development and would ensure the high quality design is secured throughout the development. It is considered that the development would safeguard the appearance of the premises and the character of the surrounding conservation area. Sufficient detail was provided to approve condition 3.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

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

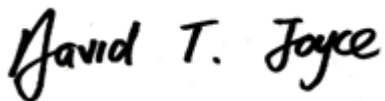
- 2 You are advised that all conditions relating to planning permission granted on 16/10/2018 ref. 2017/4543/P which need details to be submitted, have been approved.

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 2019.

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