

Application ref: 2018/5230/P
Contact: Jonathan McClue
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Date: 2 May 2019

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Tasou Associates Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-11A Swain's Lane &
109-110 Highgate West Hill
London
N6 6QX**

Proposal: Details of metal railings, sample panel (mortar), bike store and bin store to discharge conditions 2(b) (railings), 2(g) (sample panel), 20 (cycle parking) and 21 (waste storage) of planning permission ref 2013/6674/P dated 06/08/2014 (as varied by 2016/6010/P, 2017/0529/P and 2017/6643/P) for: the erection of two part 2/part 3 storey mixed use buildings.

Drawing Nos: CL-003; SF-001; EW-104 Rev A; EW-112; EW-113 Rev B; EW-114 Rev A; EW-115; Waste Strategy Statement (ref: 1658-05-21-001); Mortar sample Mid Terracotta M3ANHLE041.

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

Informatives:

1 Reasons for approving the details

This application discharges conditions 2(b) (railings), 2(g) (sample panel), 20 (cycle parking) and 21 (waste storage). The order of the planning conditions has been varied by minor-material amendments, including 2016/6010/P,

2017/0529/P and 2017/6643/P.

Condition 2(b) (railings) - detailed plans, sections and elevations of the railings to be attached to the external wall between the two buildings have been submitted. The details were assessed by the Council's Conservation Officer and were deemed acceptable, as they would safeguard the appearance of the new development and surrounding area.

Condition 20(g) (sample panel) - sample panels were provided on-site, including the materials that have been agreed under other applications to discharge condition 2(a-f). The approved mortar, Mid Terracotta M3ANHLE041, was provided on a sample panel as well as implemented parts of the development. The mortar chosen is considered to best compliment the approved brickwork (Sapphire Red), due to it having a consistent tone that would form a band of red and the mortar with 'flush and brushed' pointing ties them together to form sculptural solidity. This approach is consistent with the character for the whole building which is to reference it's context with a design response that is modern and of its time.

Condition 20 (cycle parking) - details have already been discharged under application 2016/4912 dated 01/12/2016. The revised details have been reviewed by the Council's Transport Officer who deemed that the comply with the condition requirements.

Condition 21 (waste storage) - details have already been discharged under application 2016/4912 dated 01/12/2016. The revised details have been reviewed by the Council's Waste Officer who deemed that the comply with the condition requirements.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two comments were received from the Dartmouth Park CAAC, with the first confirming no objection and the latter providing comments for consideration. The comments largely relate to another application ref. 2018/3248/P. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies D1, D2, T1, A1 and CC5 of the Camden Local Plan 2017, and would maintain a high standard of visual amenity in the scheme and surrounding area.

- 2 The following conditions of planning permission ref 2013/6674/P dated 06/08/2014 (as varied by 2016/6010/P, 2017/0529/P and 2017/6643/P) are outstanding and require details to be submitted and approved: 2 part d (ground floor timber screens), 5 (partial), 8, 13, 15 and 19.

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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the name of the signatory.

Daniel Pope
Chief Planning Officer