

Application ref: 2019/0329/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 3 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nexus Planning  
1 Poultry  
London  
EC2R 8EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land Adjacent to 35 York Way  
London  
N7 9QF**

Proposal: Details of all windows, facing materials, external lighting, location of PV panels and landscaping required by conditions 5, 6, 7 and 12 of permission 2016/3750/P dated 10/05/17 (Construction of a four storey building to provide nine self-contained flats (2 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed) (Use Class C3) following demolition of the existing single storey garages).

Drawing Nos: 3812/C008, 3812/C007, 3812/C009, 3812/C012, 3812/C011, 3812/C010, 3812/C013, 3812/C016, 3812/C015, 3812/C014, 3812/C003, F270-M-301 A, 3812/C015 A, Landscape Maintenance & Management Plan November 2018, Landscape Specification dated 29/10/2018, Cover letter dated 17/01/2019, Landscape plan rev C, 3812/C002 A.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Conditions 5 and 6 require detailed drawings of all windows and doors, details of all facing materials, external lighting details and details of movement joints for all facing brickwork to be submitted and approved. The proposed light coloured brick, which would cover the majority of the building, is considered to be of sufficient quality and appropriate to the context of the adjoining buildings

and wider conservation area. Further, the dark brown brick and zinc cladding, which would provide contrasting design details to the front and rear elevations is in line with the design of the approved permission. The proposed external lighting would be confined to the private courtyard at the site and is considered acceptable in design terms. The Council's design officer has reviewed the submitted details and is satisfied they would safeguard the appearance of the premises and the area generally. Condition 5 can therefore be discharged.

Condition 7 requires details of PV panels to be submitted and approved. The Council's Sustainability Officer has reviewed the submitted details including a PV shading analysis report and is satisfied the development would provide adequate on-site renewable energy facilities. Condition 7 can therefore be discharged.

Condition 12 requires details full details of hard and soft landscaping to be submitted and approved. The Council's tree officer reviewed the initial submissions and requested an increase in depth of the planter that would include the proposed tress at the site of approx. 500mm. The applicant has submitted revised plans showing an increase in depth to the planter of approx. 900mm which is now considered acceptable. Condition 12 can therefore be discharged.

The full impact of the development has already been assessed. One objection was received and duly considered prior to making this decision.

As such, the details are in general accordance with policies CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP22, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 10 (waste storage) of planning permission 2016/3750/P dated 10/05/17 is outstanding and requires 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer