

Application ref: 2019/0851/P  
Contact: Obote Hope  
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Date: 5 July 2019

**Development Management**  
Regeneration and Planning  
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Montagu Evans  
5 Bolton Street  
London  
W1J 8BA  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**44-44A Gloucester Avenue**  
**LONDON**  
**NW1 8JD**

#### Proposal:

Details of part of condition 3C windows and door frames, metal cladding, gates, glazing, glazed link and balconies of planning permission 2015/1243/P dated 30.11.2015 for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.

Drawing Nos: 173\_PL-COND\_03C\_01 and cover letter from Montagu Evans dated 12th February 2019.

#### Informative(s):

##### 1 Reason for granting permission-

The design document outlining the details of the windows and door frames, metal cladding, gates, glazing, glazed link and balconies has been submitted to partially discharge conditions 3c (facing materials). Details in relation to

remaining part of 'c' and part 'e' were approved under application ref: 2017/5923/P on 18 December 2017 and details in relation to parts 'a' and 'b' were approved under application ref: 2018/2534/P on 6 September 2018. The remaining facing materials are being reserved for later submission.

The details submitted demonstrate that the high quality that was secured within the original application will be carried forward to the detailed design stage. In respect of the facing materials, the manufacturer specification of the aluminium window finish, grey tinted glass of the roof to the link building and the zinc Mediterranean Blue roof cladding have been provided. It is considered that the black powder coated aluminium metal entrance gate and the rain screen cladding for the balconies are appropriate within the surrounding context.

On this basis, the condition is discharged as the glazing, framing and balustrade facing materials would safeguard the character and appearance of the premises and the immediate area. As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that condition 3d (photovoltaic panels), Condition 10 (ventilation and extraction plant); Condition 13 (implementation of sustainable drainage system); Condition 16 (refuse and cycle stores) and Condition 22 (air quality assessment) relating to planning permission 2015/1243/P dated 30/11/2015 have been submitted and are under consideration.

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