

Application ref: 2019/3192/P  
Contact: Nora-Andreea Constantinescu  
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Date: 31 July 2019

**Development Management**  
Regeneration and Planning  
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Amin Taha Architects/Groupwork  
15A Clerkenwell Close  
EC1R 0AA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**317 Finchley Road**  
**London**  
**NW3 6EP**

Proposal:

Details of 2m by 2m sample panel of the facing materials as required by condition 8 of planning permission 2016/2910/P dated 07/03/2017 for Erection of a part 7 part 10 storey building comprising 22 flats (Class C3) and a flexible commercial unit (Use Classes A1/A2/A3) to the ground and lower ground floors, associated public realm improvements, landscaping and associated works, following demolition of existing public house, retail unit and associated structures.

Drawing Nos: 240-6021 Rev A (not including the top darker stone); 240-6021 Rev B;  
Cover letter 3.1.9\_240FR/DK dated 19th June 2019; 240-1507 Rev A.

Informative(s):

1 Reasons for granting permission:

Condition 8 requires a sample 2m by 2m of the facing "brickwork" demonstrating the proposed colour, texture, face-bond and pointing of the building as granted under parent planning application 2016/2910/P dated 07/03/2017.

It is noted that the building as granted permission was formed by a load

bearing stone grid structure set in front of a curtain walling system. To clarify, condition 8 requires details of the stone grid and this was presented on site to the officers.

The panel included four stone blocks of different tonal colours, textures and cuts. It is understood that as the stone is a natural material this would have natural finishes and detailing resulted from the quarrying processes. The colour and texture of the stone as granted permission, would have to respond to the existing context with reference to the high quality red brick Edwardian mansion blocks buildings in the area, particularly to the south of the site.

As such, the officers have found that three out of four stones included in the panel would be considered acceptable in the current context. The top fourth block would be too dark and unsuitable especially for elevations on Finchley Road. As such, the applicant confirmed that the stone would be sourced only from parts of the quarry that provide the lighter colours. This is considered acceptable.

Due to the building being above 18m height, the stone has to withstand high forces and therefore a BRE testing was undertaken to meet the structural properties required by the engineer.

In order to add more texture and detailing, an engraved pattern in stone influenced by neighbouring buildings would be applied by hand carving to the ground floor areas and into the lower parts of the first floor area columns and beams. This element of the proposal is considered acceptable.

In light of the above it is considered that the information provided and based on the officers visit on 19/07/2019, is sufficient to discharge condition 8.

As such, the proposed details are in general accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Conditions 3, 4, 5, 12, 15, 16, 17, 18, 21, 20, 24, 32, 34 remain outstanding of planning application 2016/2910/P.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer