

Application ref: 2019/2826/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 24 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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PHD Associates  
Braemar House  
Water Lane  
Stansted  
CM24 8BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**52 Holmes Road  
London  
NW5 3AB**

Proposal:

Details of facing materials for windows, brickwork, rendering, bin enclosures, planter box, balustrade, obscure glazing and metal grille, required by condition 3(a-f) of planning permission ref 2016/1986/P dated 25/05/2017 (as varied by 2018/3318/P dated 08/03/2019) for: Demolition of existing building and replacement with a new build mixed use development of 6 storeys (plus basement) comprising of 9 self-contained units and industrial employment space on the basement and ground floors.

Drawing Nos: 1816/BC/D/A3/26-27 (B); 1816/PC/910; 1816/PC/912; 2 photos of brick sample panels

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval:

The submitted details and materials are considered to be of high quality and in accordance with the intent of the original design. They are appropriate to the appearance of the host building and the character of the immediate area.

The full impact of the proposed development has already been assessed

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 7 (piling method statement), 8 (contamination), 9 (PVs), 10 (bird and bat nesting boxes or bricks), 11 (living roofs), 12 and 13 (sustainable drainage system), 17 (landscaping), 21 (waste) of planning permission ref 2016/1986/P granted on 25 May 2017 are outstanding and require 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer