

Application ref: 2019/5350/P
Contact: Jonathan McClue
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Date: 15 November 2019

Development Management
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
101 Camley Street
London
N1W 0PF

Proposal: Details of the balcony material to partially discharge conditions 3a (facing materials) and 4 (sample panel) of 2016/6311/P dated 14/07/2017 (variation of 2014/4385/P dated 18/03/2015 for: new 6-13 storey buildings with employment space, residential units and associated works).

Drawing Nos: Balcony Material Study dated June 2019; Ceramapanel sample.

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

Informative(s):

- 1 Reasons for approving the details.

A site visit to inspect the applicant's large sample bay was undertaken to view the majority of the materials. The proposed balcony material has been viewed on-site and photos of it integrated into the sample bay have been included as part of a design document outlining the details and the rationale (due to changes in Building Regulations) behind diverging from the original design intention of using timber. The Council's Principal Urban Design Officer has been part of the selection process and endorses the materials.

Consultation with the Canal and River Trust is explicitly mentioned within the wording of planning condition 3. They were formally consulted and responded confirming that they have no comment to make. The site's planning history was taken into account when coming to this decision.

On this basis, the condition is discharged as the balcony material would safeguard the character and appearance of the premises and the immediate area. As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan.

This decision relates to the facing materials to balconies, inset panels and soffits only. Other facing materials are the subject of other approval of details applications. Details of metalwork and bricks have been discharged under 2018/3471/P dated 24/08/2018 and 2018/1925/P dated 06/06/2018. Details of glazing, framing and balustrade facing materials have been discharged under 2019/2098/P dated 13/06/2019.

- 2 You are advised that Conditions 6 (landscaping), 7 (wind/microclimate mitigation), 10 (cycle parking), 11 (green/brown roofs), 15 (sound insulation), 17 (plant), 20 (bird/bat boxes/bricks) and 21b (remediation) of 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) require the submission of details and must be approved before the relevant part of the development.

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