

Application ref: 2019/3202/P
Contact: Kristina Smith
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Date: 4 December 2019

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Stanhopegate Architecture
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**7 Wakefield Street
London
WC1N 1PG**

Proposal: Details pursuant to conditions 3 (design details), 5 (brickwork), 9 (privacy screens), 12 (waste storage), 17 (cycle storage), 21 (green roof), 22 ('secured by design') of planning permission ref. 2011/6032/P dated 14/03/2012 (as amended by 2017/2950/P dated 2/10/17 and 2017/7065/P dated 26/04/2019) for redevelopment of site following demolition of existing warehouse to provide a mixed residential/commercial development of 13 dwelling houses (Use Class C3), 1,981sqm of residential floorspace (GEA), and 1,258 sqm (GEA) of Class B1 floorspace, including cycle and refuse stores in communal yard and associated plant, namely alterations to cladding, adjustments to building lines, installation of plant equipment and other minor design amendments.

Drawing Nos: 1250-20-001 Window & Cladding Details - Front Elevation; 1250-20-002 Window & Cladding Details - Rear Elevation; 1250-20-003 Window & Cladding Details - Commercial Unit 1 South Façade; 1250-20-004 Window Details; 1250-20-005 Entrance Door Details; 1250-20-006 Site Railing Details; 1250-20-007 Site Gate Details; 1250-20-008 Cladding Details; 1250-20-009 Commercial Unit 1 Façade Details; 1250-20-011 Green Roof Build-up; 1250-20-012 Roof Access Hatches and Privacy Screens; 1250-20-020 Typical Cycle storage and Refuse Details; 1250-20-021 Townhouse Bin & Bike Store; 1250-20-022 Site Plan; SGA-TOD-Cycle Storage Calculations; SGA-TOD-Brickwork Sample Panel; Refuse Strategy (Rev A - Sept 2019); Email from agent including photos of metal cladding (dated 25/11/2019); Email from agent including photos of brickwork (dated 07/11/2019); Email from agent

including Veolia's agreement to waste collection arrangements (dated 29/11/2019)

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

Informative(s):

1 Reasons for granting approval of details:

Conditions 3 (brickwork) and 5 (design details)

The Conservation officer has reviewed the submitted details and visited the site to view the material samples. The applicant has provided satisfactory elevations of hit-and-miss brickwork facing the park, tiled panels and self-coloured corrugated metal facing the courtyard. The materials have been finished to a good standard and provide a high quality finish.

All other details, including for the windows, doors, screens, balustrades and staircase hatches are considered to be of a material, design and finish appropriate to the setting and conducive to a high quality overall finish.

Condition 9 (privacy screens)

Details of 1.7m high privacy screens to be installed on the north facing elevations of the inset terraces have been provided. They would be of timber slat construction which is considered appropriate for the context. The privacy screens are considered sufficient to prevent unreasonable overlooking of neighbouring premises.

Condition 12 (waste storage)

A refuse strategy has been submitted that meets the requirements of the conditions, specifying location, design and method of waste storage and removal. The applicant has consulted Veolia on the proposed arrangement who have confirmed they are comfortable with facilitating the collections.

Condition 17 (cycle storage)

The Council's Transport officer has reviewed the proposed cycle storage provision and confirms it is policy compliant.

Condition 21 (green roof)

The Council's Tree officer has reviewed the green roof details and considers the substrate depth, mixture of species and maintenance schedule sufficient to provide a visually attractive and sustainable green roof.

Condition 22 ('secured by design')

The Council's Design out Crime officer has confirmed that they have been in constant contact with the applicant and has made a series of recommendations which are reflected on the drawings. Most methods of security on site are

achieved passively by the security ratings of the windows, doors and walls. The main site gate would be controlled by electronic fob and the units would have an entrance control system. It is noted that the 'Secured by Design' certificate to confirm all features have been installed cannot be issued until completion.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies A1, A3, CC3, CC5, C5, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are reminded that condition 26 (plant layout and location) of planning permission 2017/7065/P (dated 26.04.2019) remain outstanding. Details have been submitted but are pending approval.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer