

Application ref: 2019/5795/P
Contact: Ben Farrant
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Date: 14 January 2020

Development Management
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Allies and Morrison
85 Southwark Street
London
SE1 0HX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

42 Phoenix Road
London
NW1 1TA

Proposal:

Details of materials required by condition 3 of appeal ref: APP/X5210/W/17/3170405 dated 13/09/2017, following refusal of planning permission ref: 2015/6383/P dated 11/11/2015 (Redevelopment of the site involving demolition of the existing building and erection of a new ground plus five storey over basement building, to provide community use (D1) at ground and basement and student accommodation (7 x 6 bed apartments, 1 x 4 bed apartment and 7 studios, 53 beds) on the upper floors; widening of Clarendon Grove alleyway).

Drawing Nos: Sample Board (unnumbered) showing: 1. Roof/ copings in zinc panels with quartz-zinc finish; 2. Dormers/roof windows in grey PPC RAL 7005; 3. Windows/balustrades in white PPC RAL 9010; 4. Projecting Oriel windows in white metal RAL 9010; 5. Bricks in grey textured facing/ metric standard sizing: 'Arte'; 6. Windows in double glazed units comprising of: 6mm annealed float glass - ipasol neutral 60/33 coating on Face 2, 16mm aluminium spacer bar & 4mm annealed float glass.

Informative(s):

- 1 Condition 3 of planning permission appeal ref: APP/X5210/W/17/3170405 dated 13/09/2017, following refusal of planning permission ref: 2015/6383/P

dated 11/11/2015 requires details of facing materials including samples where relevant. The agent has submitted a sample board demonstrating zinc roofing, grey powder coated aluminium dormers, white powder coated aluminium windows and grey brickwork.

These details have been assessed by a Design Officer, and are considered to be appropriate, and would give a high quality finish to the development. The material finish would safeguard the character and appearance of the immediate area, and is therefore in compliance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission appeal ref: APP/X5210/W/17/3170405 dated 13/09/2017, following refusal of planning permission ref: 2015/6383/P dated 11/11/2015 which need details to be submitted, have been 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer