

Application ref: 2019/6278/P
Contact: David Peres Da Costa
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Date: 26 March 2020

Development Management
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Lisa Shell Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land adjacent to 23 Carol Street
London
NW1 0HT**

Proposal: Details of materials / detailed drawings and brickwork required by conditions 3 and 4 of planning permission 2017/5590/P dated 05/07/2018 for 'Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis)'.

Drawing Nos: CRL/PH/101; C R L / G A / 0 0 1 / AC; CRL/CO/C/301; CRL/CO/C/101/A; CRL/CO/C/111/A; CRL/CO/C/: 022; 023; 024; 025; 026; 027; 031; 032; 033; 034; 035; 036; 037; 040; CRL/CO/C/: 001; 002; 011; 012; 013; 014; 015; 016; 021; 038; 039 CRL/GA/201/C; CRL/GA/202/C; CRL/GA/101/T; CRL/GA/103/M; CRL/GA/104/L; CRL/GA/105/C; Letter prepared by Lisa Shell Architects dated 16th December 2019

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

Condition 3 of planning permission 2017/5590/P, dated 05/07/2018, requires details of all windows, ventilation grills, external doors and gates and details of all facing materials, including the balcony railings. Condition 4 requires a sample panel of the facing brickwork to be provided.

A sample panel of the facing brickwork was reviewed on site alongside samples of Kebony timber cladding. Brick slip cladding is proposed for most of the external walls. This would normally involve cutting up a whole brick and using two of the faces but results in 50% wastage of the bricks. In order to avoid wastage, the middle section of the brick (cut frog) would be used. The use of the cut frogs would also provide an aesthetic solution. Cut frogs would be used (in an alternating pattern) for the lower part of the building. Stretcher bond would be used throughout.

The details of the windows, ventilation grills, external doors and gates are consistent with the expectations of the approved scheme and would be acceptable. The detailed design of the vehicle entrance gate has changed since the original approval. Rather than steel railings, the gate would have solid steel sections. This change is considered acceptable.

Urban design reviewed the samples on site. The submitted drawings and materials demonstrate that the appearance of the premises and the character of the immediate area would be safeguarded. A sample of the zinc has not been provided. Therefore condition 3 can only be partially discharged. An informative would be included on the decision advising the applicant of the requirement to provide a sample of zinc to fully discharge this condition.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1 of the Camden Local Plan 2017

- 2 You are reminded that conditions 3b (sample of zinc), 10 (verification report of remediation measures), 11 (sustainable design), 12 (energy measures) and 13 (tree replacement) of planning permission granted on 05/07/2018 ref: 2017/5590/P are outstanding and require details to be submitted and approved.

Condition 3b can only be partially discharged as a sample of the zinc has not been provided. These details need to be submitted and approved for Condition 3b to be fully discharged.

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 centered on the page.

Daniel Pope
Chief Planning Officer