

Application ref: 2020/3250/P
Contact: Kristina Smith
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Date: 23 July 2020

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6a architects
Lambs conduit street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details

Address:
35 Emerald Street
London
WC1N 3QW

Proposal: Details of facing materials as required by Condition 5(b) of planning permission ref. 2019/0191/P (dated 20/11/2019) for Erection of a two storey building with glazed frontage following partial demolition of an existing building to provide additional floorspace for existing community centre (Class D2)

Drawing Nos: Bedford House Community Centre - planning application condition discharge - Condition 5 prepared by 6a architects (dated July 2020)

The Council has considered your application and decided to approve details:

Informative(s):

1 Reasons for granting

The details refer to the curtain walling system, specifically the framing and colours.

The facade is constructed of the Schueco FW 50 Curtain walling system as presented at planning application stage.

The design draws from the colours of the surrounding streetscape with two contrasting shades of brown (RAL 8022 Black-brown and RAL 8016 Mahogany). The capping profiles are all open U shapes instead of standard closed caps resulting in additional shadow lines that give the façade depth. Detailed drawings have been provided which demonstrate how the curtain walling is to be installed.

The curtain walling mullions and transoms form a framework for the Artwork which consists of soft semi-transparent etching on the facade glass. The final design of which will be subject to another Approval of Details submission.

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 details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2019/0191/P granted on 20/11/2019 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 blue rectangular stamp.

Daniel Pope
Director of Economy, Regeneration and Investment