

Application ref: 2020/1485/P
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Date: 23 July 2020

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Angle House, 48 Antill Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**4-8 Haverstock Hill
London
NW3 2BL**

Proposal: Details pursuant to condition 3(vii) ((cladding system) for planning permission ref 2015/0487/P (dated 22/12/16) for Demolition of existing buildings, with retention of facade at 45-47 Crogsland Road and construction of a part 4/part 5 storey building with basement comprising flexible use of cinema (class D2) at basement and ground level with ancillary restaurant and bar (class A3/A4) at ground level or retail class (class A1 at basement and ground floor level and 19 residential dwellings (8 x 1 bed, 9 x 2 bed and 2 x 3 bed units) on upper floors with associated cycle parking, amenity space and refuse and recycling storage.

Drawing Nos: Cover letter (dated 28th May 2020)

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

Informative(s):

1 Reasons for granting approval:

At planning application stage, the cladding to the top floor of the building on both Haverstock Hill and Crogsland Road elevations, was shown to comprise three metallic colours in a randomised arrangement. Since that time, the cladding initially proposed no longer meets fire safety regulations and an

alternative cladding has been sourced. The material remains aluminium but the exact colours specified in the condition could not be matched. This has provided an opportunity for reconsideration of what the best cladding option for this part of the building is and has led to officers expressing a preference for a single tone, a matt dark bronze coloured aluminium. The colour is considered to better complement the metalwork elsewhere on the building and the darker tones would result in a more traditional appearance to the 'roof' of the building.

Samples of the cladding have been viewed on site and will remain in situ during the course of the works.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 3 (parts i. - v. and viii.) and 13 (part b) of planning permission 2015/0487/P granted on 22/12/2016 are outstanding and require details to be 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



Daniel Pope
Director of Economy, Regeneration and Investment