

Application ref: 2020/1801/P  
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**Development Management**  
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Orcadian Planning  
Windy Nook  
Chorleywood Bottom  
Rickmansworth  
WD3 5JB  
Herts

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Maryon House**  
**Goldhurst Terrace**  
**London**  
**NW6 3EY**

Proposal: Samples of facing materials and detailed drawings required by condition 2 of planning permission ref: 2016/3545/P dated 11/05/2018 for the construction of a four storey residential building with basement to provide 11 residential units (3 x 1 bed, 6 x 2 beds and 2 x 3 beds), associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.

Drawing Nos: GTR-LGA-00-DR-A-520-01 rev C, GTR-LGA-00-DR-A-131-02 rev E, GTR-LGA-00-DR-A-410-01 rev C1, GTR-LGA-00-DR-A-131-01 rev G, SK-18 rev 02, SK-19 rev 02, SK-22 rev 01, SK-20 rev 01, SK-21 rev 01, Metal technology bi-fold brochure, Velvac brochure, Smart aluminium brochure, GTR Materials Specification dated 11 August 2020.

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

Informatives:

#### 1 Reason for granting permission

A non-material amendment application was previously approved for alterations to the front elevation window and door locations; minor changes to front and rear window and front dormer design; and alterations to the 3rd floor rear windows. The submitted detailed drawings include these revised designs.

Materials include Ibstock Hamsey Mixed Stock bricks and the mortar would be a raked joint in a neutral buff colour. Graphite grey zinc is proposed for the roof and entrance canopy, with metallic pearl beige powder-coated aluminium for doors, windows, grilles, balustrades, privacy screens and copings. The proposed materials originally included fibre-cement cladding boards which were amended at Officer's request to timber cladding with a mid-brown stain as per the original approval to ensure a high quality finish appropriate to the conservation area setting.

The front bays would be edged with a stone effect render. Although natural stone would be preferable, given the small area in question and the conversion back to timber cladding, this choice of material is considered acceptable and would not materially impact the overall standard of design.

Detailed drawings have also been provided showing proposed windows and dormers, timber panels, ventilation grilles, external doors, privacy screens, balustrades and railings, bay windows and canopies. The details and materials have been reviewed by the Council's Conservation Officer and confirmed to provide an acceptable quality and standard of design in keeping with the original consent.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details would safeguard the character and appearance of the wider area and are in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (accessibility details), 8 (PV panels), 13 (landscaping), 15 (green roof details) and 16b (contamination remediation) of planning permission reference 2016/3545/P dated 11/05/2018 are outstanding and require details to be submitted for approval in writing.

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