

Application ref: 2020/1589/P  
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Date: 13 October 2020

**Development Management**  
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Mr Thomas Piggott  
531 Highgate Studios  
53-79 Highgate Road  
London  
NW5 1TL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**187 Kentish Town Road**  
**London**  
**NW1 8PD**

#### **Proposal:**

Details pursuant to condition 2 (detailed plans/elevations/sections) of planning permission ref. 2018/5059/P dated 05/09/2019 (as amended by permission 2019/5809/P dated 03/02/2020) for: Variation of Conditions 8 (cycle spaces), 12 (lifetime homes) and 15 (approved plans) to planning permission 2013/8301/P dated 27/03/2015 (Redevelopment to provide 5 storey building with cinema and 12 residential units).

Drawing Nos: A(27)001 Rev.2; A(27)004; 863\_07\_324 Rev.PL01; A(27)201 Rev.1; A(27)202 Rev.1; A(27)203 Rev.1; A(27)204 Rev.1; A(27)205 Rev.1; A(27)401 Rev.1; A(27)403 Rev.1; A(31)001 Rev.2; A(31)002 Rev.2; A(31)003 Rev.2; A(31)004 Rev.2; A(31)010; A(31)011; 863\_07\_322 Rev.PL01; 863\_07\_323 Rev.PL01; A(32)001; A(32)002; A(32)003; A(32)004; A(27)301; A(27)303; 5132-OOB-ZZ-ZZ-DR-L-0014 Rev.P02; A(27)201 Rev.01; A(27)202 Rev.01; Supporting statement by Vabel dated July 2020; Supporting cladding statement by Vabel dated July 2020 and Green Roof - Landscape Management Plan by Oobe dated 25/9/20.

The Council has considered your application and decided to grant permission

#### **Informative(s):**

- 1 Reason for granting approval:

Condition 2 was previously approved under ref. 2016/6230/P dated 16/02/2017. However, the detailed design changed under a subsequent Section 73 application ref. 2018/5059/P, granted 05/09/2019.

The submission comprises fully annotated drawings of the roof extension, including eaves and upstand design, junction and junction with roof terrace, all new windows, doors and balustrading, masonry and new planters. The details provided are considered acceptable in this instance and are in line with the parent application's design. They would preserve the character and appearance of the building which is locally listed and the immediate area.

Details of new planters for the roof terraces showing finishes and fixings annotated with details of tree and other plant species are considered to be acceptable in visual amenity and biodiversity terms.

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 building and streetscene nor on neighbouring amenity.

As such, the details are in general accordance with policies A3, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (samples), 6 (plant), 7 (ventilation and filtration), 11 (living roof) and 14 (planting season) of planning permission granted under 2013/8301/P dated 27/03/2015 (as amended by 2019/5809/P dated 03/02/2020 and 2018/5059/P dated 05/09/2019) are outstanding and requires details to be submitted and 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