

Application ref: 2020/3318/P
Contact: Obote Hope
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Date: 3 March 2021

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Newsteer
c/o HubHub
20 Farringdon Street
London
EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**225 Kentish Town Road
London
NW5 2JU**

Proposal:

Details of conditions 3A (windows, ventilation grilles, doors and gates); 3B (facing materials); 4 (sound insulation of the A1 unit); 6 (cycle parking spaces) and 7 (waste storage and removal) of planning permission 2017/4649/P dated 11/10/2017 (for demolition of three storey commercial building and construction of a five-storey building for retail and residential, including a mansard roof with three front dormers, retained shopfront, first floor rear maintenance terrace and four storey rear projecting stairwell)

Drawing Nos: A-001 REVG; A-002 REVG; A-016 REVA; A-017 REVA; A-030; D-001 REVD; D-021 REVB; SCED-002; Cover letter commission by Newsteer dated 27.07.2020; Lindfield yellow Multi Bricks commissioned by MBH PLC dated 22.07.2020; Procter Cast Stone colour and shades; Ducting Express Aluminium Weather Louvres; Portland Stone Image and Sandstone Image.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting approval-

Condition 3 requires details of the windows/doors and all of the facing materials to be submitted and approved. The detailed drawings of all windows are considered to be of a high standard and appropriate in terms of their texture, colour and detailing and would ensure a high quality finish to the building is achieved. The proposed ventilation grille has been revised from plastic to aluminium which is now acceptable.

The Council's Conservation Officer raised no objection to the use of Lindfield Yellow multi bricks which show a blend of reds and yellows, speckled with irregular brown spots, and which would provide a reasonable level of visual interest in the façade treatment. The use of natural slate is a welcome addition that would further enhance the character of the wider area. Therefore, the proposal is considered acceptable and condition 3 can be discharged.

Condition 4 requires the details of the sound insulation of the floor/ceiling/walls separating the A1 unit at ground floor level. The proposed walls and ceiling installation of the retail unit demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above Buildings Regulations value and include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:1999 within the dwellings. Thus the proposal is acceptable and condition 4 can be discharged.

Condition 6 requires details of at least 4 cycle parking spaces. The Council's Transport Officer has reviewed the details which showed that 4 vertical cycle racks would be provided at first floor level under the stairs leading to the second floor level. Whilst this arrangement is less than ideal, given the site constraints and that this arrangement has been previously accepted in the original permission, it is considered acceptable and condition 6 can be discharged.

Condition 7 requires details of the location, design and method of waste storage and removal. The details of food waste disposal, waste storage, waste and recycling methodologies have been provided for waste removal over shops. These have been assessed by the Council's Environmental Services Officer who confirms acceptability of the details.

The full impact of the proposed development has already been assessed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, A4, D1 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/4649/P dated 01/08/2018, 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer