

Application ref: 2021/0690/P
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Quod
8-14 Meard Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park containing existing TRA Hall and garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages.

Proposal:

Details of brickwork sample panel required by condition 4 of planning permission 2014/5840/P dated 31/03/2015 (as amended by refs 2015/6696/P dated 14/04/2016, 2019/4998/P dated 25/09/2020 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works).

Drawing Nos: Maitland Park - Brick Sample Panel Pack (Sexton Fiesta brick / Ketley Brown Brindle engineering brick) submitted 12/02/2021; Cover letter prepared by Quod dated 12 February 2021

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The proposed brick samples seek to vary the existing consent (Ref: 2019/4998/P) by substituting the approved brick 'Randers Tegl RT 102' with a 'Sexton Fiesta' type. Both are water-struck, light coloured bricks. 'Randers Tegl

RT 102' has a longer slimmer profile than 'Sexton Fiesta' which is a more standard size. However the latter brick has more texture and colour variation in its finish. The change in brick type is considered acceptable. The other proposed change is to the pattern of brickwork between the window openings from a herringbone pattern to a basket weave pattern. This change maintains a similar level of visual interest and richness to the building elevations and is considered acceptable. The details demonstrate that the appearance of the premises and the character of the immediate area would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (ground investigation for MUGA), 8 (contaminated land - verification report), 14 (Cycle storage), 17 (part c - material samples), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and renewables plan - post construction review), 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 10 (hard and soft landscaping) and this is currently being assessed.

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
Chief Planning Officer