

Application ref: 2020/5668/P
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Date: 19 March 2021

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26c George Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1 Hampshire Street
London
NW5 2TE

Proposal:

Details required by conditions 3c (partial discharge of materials) and 4 (brickwork) of planning permission 2017/2883/P dated 24/04/2019 (for redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace (Class B1) and 16 residential units (6 x 2-bed, 6 x 1-bed and 4 x 3-bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c)).

Drawing Nos: Material Schedule Bricks for Condition 3(c) & 4 prepared by SADA Architecture dated 04.12.2020; Venetian Blended Gault Stock Technical Specification; Staffordshire Blue Brindle Smooth Technical Specification

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reason for granting permission

The bricks would be a Staffordshire Blue Brindle Smooth and Venetian Blended Gault Stock. Photographs of brick sample panels have been provided. The brick samples have been reviewed by Urban Design and are consistent with the design intentions of the original planning consent (as set out in the DAS). The submitted details demonstrate the appearance of the building and the character of the immediate area would be safeguarded. To fully discharge condition 3c, details would need to be provided for the other facing materials which include limestone cladding and black powder coated aluminium framed windows. An informative on the decision notice would remind the applicant of the outstanding conditions.

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 policies D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawing and samples of facing materials), 10 (report detailing the remediation prior to occupation), 18 (Building Regulations Part M4(2)) and 19 (Building Regulations Part M4 (3)(2a)) of planning permission granted on 24/04/2019 ref: 2017/2883/P are outstanding and require 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer