

Application ref: 2020/5846/P
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Square Feet Architects
95 Bell Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**R/O 29 - 33 Arkwright Road
London
NW3 6BJ**

Proposal: Details required by conditions 3a, 3c, 3d and 3e (windows, doors, facing materials and precast concrete) of planning permission 2019/1697/P dated 24/06/2020 (for construction of 2 no. detached, two storey dwellinghouses (Class C3), replacement boundary wall to lane and associated site re-landscaping).

Drawing Nos: 1514_D_07 Rev. PRELIMINARY; 1514_D_08; 1514_D_09; 1514_D_10; 1514_D_11 Rev. A; 1514_D_12 Rev. A; 1514_D_13; 1514_D_14; 1514_D_15; 1514_D_16; 1514_D_17 Rev. A; 1514_D_18; 1514_D_19; 1514_L_146 Rev. A; 1514_L_147 Rev. A; 1514_L_201; 1514_L_202; 1514_L_203; 1514_L_204; 1514_L_212 Rev. C; 1514_L_213 Rev. A; 1514_L_214 Rev. A; 1514_L_216 Rev. A; 1514_L_218 Rev. C; Approval of Conditions Statement (prepared by Square Feet Architects, received 01/02/2021); Planning Condition 3C - Material Information Sheet - Brick - December 2020; Planning Condition 3C - Material Information Sheet - Timber Cladding - December 2020 (revised details received 01/04/2021).

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

Informatives:

- 1 Reasons for approving details: The submitted details for conditions 3a, 3c, 3d and 3e have been reviewed by the Council's Conservation Officer. With regards to condition 3a, the Council's Conservation Officer has confirmed that the flush with masonry finish of the windows and doors is acceptable, as architectural shadow and interest on the surface of the building would be provided by the proposed timber cladding slats. The proposed dark bronze powder coated aluminium frames would complement the facing materials and are considered to be appropriate.

The specification details of the proposed London yellow stock brick and vertical hardwood timber cladding submitted for condition 3c are also considered to be acceptable. The proposed cumaru timber cladding would not require any finishing and would be left to weather naturally. The revised details include example images of the use of the same type of timber cladding on a building 10 years after installation, which demonstrate that the timber weathers well and silvers over time from the initial reddish brown colour. The proposed timber is durable and long lasting, and is considered to be an appropriate facing material which would work well with the proposed yellow brick.

With regards to condition 3d, the revised details submitted demonstrate that the proposed fixed, unmovable timber louvres to the first floor front window of the proposed dwelling No. 25F would be angled and sufficiently spaced to obscure views into the first floor windows of No. 25B opposite. As such, the proposal would not result in a loss of privacy through overlooking to the occupants of No. 25B.

Finally, the details of the pre-cast concrete coping submitted for condition 3e are considered to be acceptable. The proposed figuring/texture would also pick up on the vertical timber arrangements below and add visual interest.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two objections were received prior to making this decision and have been addressed above and in the associated consultation summary. The planning history of the site and surrounding area were taken into account when coming to this decision. As such, the submitted details would be in general accordance with the requirements of policies D1, D2 and A1 of the Camden Local Plan 2017, and are sufficient to discharge conditions 3a, 3c, 3d and 3e.

- 2 You are reminded that conditions 3b, 4, 13 and 22 of planning permission 2019/1697/P granted on 24/06/2020 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



Daniel Pope
Chief Planning Officer