

Application ref: 2020/2761/P
Contact: Laura Hazelton
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Date: 9 June 2021

Development Management
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Marek Wojciechowski Architects
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Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Rear Of 1-3
Britannia Street
London
WC1X 9BN**

Proposal:

Details of external cladding, windows, doors and gates required by condition 3 of planning permission granted on 17/04/2018 under ref: 2016/6356/P for the 'Demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) at ground, 1st and 2nd floors and flexible gallery (D1 use)/office use at basement level, and associated works'.

Drawing Nos: P4106 rev P1, Planning Condition 3 Document ref 16038 dated June 2020 received 24/06/2020, EX-4.0 Sample Overlay, Revised sample panel received 12/04/2021.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission/consent

Detailed drawings and physical samples have been provided on site which have been reviewed by the Council's Design Officer. The proposed brickwork

would be Majestic clay facing brickwork by BEA Clay, and Majestic brick slip panels which is considered an appropriate choice that would be complementary to the surrounding Listed Derby Lodge buildings. Window frames, louvred doors, metal work and metal flashings to the parapets and roof would be either a black or dark bronze finish which is complementary to the proposed brickwork and in line with the consented scheme.

The detailed drawings of the proposed slot windows was revised following initial submission to ensure a high standard of finish, which the Council's Design Officer confirms is now acceptable.

Overall, the proposed details and materials would ensure a high quality finish to the approved building and would preserve the character of the immediate area and are sufficient to discharge condition 3.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

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

- 2 You are reminded that condition 11 (evidence of SuDs implementation) of planning permission granted on 17/04/2018 under reference 2016/6356/P is 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

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

Daniel Pope
Chief Planning Officer