

Application ref: 2021/2893/P  
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Date: 21 September 2021

**Development Management**  
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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:

Part discharge of condition 17c (materials and drawings) of planning permission 2014/5840/P dated 31/03/2015, as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020 (Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace)  
Drawing Nos: Cover letter 14/06/2021, Nordan Ntech Tophung Window, Reynaers CW 50, AWS Turnerfain Ltd Glissade, Reynaers CS 77 (top hung open out), Envirobuild 145 Pro-grip (RAL 8019 Grey Brow), Blou Construction Proctor design, Drylac Tiger 029/61271 Braun Sprenkel (Speckled Brown)

The Council has considered your application and decided to grant permission.  
Informative(s):

- 1 Condition 17c requires manufacturer's specification details of all facing materials to be submitted and approved.

The Council's Urban Design Officer has reviewed the submitted samples and confirmed that they are all good quality materials consistent with the design quality and intentions of the original consent. Condition 17c can therefore be part discharged. The only thing not included is the material for the balcony dividers. Therefore this condition is only partially discharged with the additional information on the balcony dividers awaiting submission.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding area.

As such, the details are 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 (balcony design details), 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.

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 2021.

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