

Application ref: 2022/0262/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 4 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Wildstone Planning
22 Berghem Mews
Blythe Road
Brook Green
London
W14 0HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Central Somers Town Covering Land At Polygon Road Open Space Edith Neville
Primary School
174 Ossulston Street,
2 Brill Place
and Purchase Street Open Space
London
NW1 1DN**

Proposal: Details pursuant to Condition 10 (Samples & Detailed Drawings for Plot 7) granted under reference 2015/2704/P dated 14/10/2016 as varied under reference 2019/5882/P dated 01/07/2020 and reference 2020/4631/P dated 23/04/21 for amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.

Drawing Nos: Brill Place Submitted finishing sample list dated 04/02/2021.

0182-2125-01	rev0
0182-2125-02	rev2
0182-2125-03	rev0
0182-2125-04	rev1
0182-2125-05	rev2
0182-2125-07	rev0
0182-2125-09	rev1
0182-2125-11	rev2

0182-2125-12	rev 1
0182-2125-13	rev 2
0182-2125-14	rev 1
0182-2125-15	rev 0
0182-2125-16	rev 1
0182-2125-17	rev 0
0182-2125-18	rev 0
0182-2125-19	rev 0
0182-2125-20	rev 1
0182-2125-22	rev 0
0182-2125-23	rev 1
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0182-2125-26	rev 0
0182-2130-01	rev 0
0182-2140-01	rev 1
0182-2140-02	rev 2
0182-2140-03	rev 2
0182-2140-05	rev 2
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0182-2140-07	rev 3
0182-2140-08	rev 2
0182-2140-09	rev 1
0182-2140-10	rev 1
0182-2140-11	rev 2
0182-2140-12	rev 2
0182-2140-13	rev 2
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0182-2140-15	rev 1
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0182-2140-21	rev 0
0182-2140-22	rev 0
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0182-2140-26	rev 1
0182-2140-27	rev 0
0182-2140-28	rev 0
0182-2150-01	rev 3
0182-2150-02	rev 2
0182-2150-03	rev 2
0182-2150-04	rev 2
0182-2150-05	rev 2
0182-2150-06	rev 2
0182-2150-07	rev 2
0182-2150-08	rev 1
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0182-2150-15	rev 2
0182-2150-16	rev 1
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0182-2325-03	rev 2
0182-2325-04	rev 2
0182-2325-05	rev 2
0182-2325-06	rev 2
0182-2325-07	rev 1
0182-2325-08	rev 1
0182-2240-01	rev 1
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0182-2240-04	rev 1
0182-2240-05	rev 1
0182-2240-06	rev 2
0182-2240-07	rev 1
0182-2240-09	rev 0
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0182-2250-02	rev 1
0182-2250-03	rev 0
0182-2250-04	rev 0
0182-2250-05	rev 0
0182-2340-01	rev 1
0182-2340-02	rev 2
0182-2340-03	rev 1
0182-2340-04	rev 1
0182-2340-05	rev 0
0182-2350-01	rev 1
0182-2225-01	rev 1
0182-2410-02	rev 1
0182-2425-01	rev 1
0182-2425-02	rev 2
0182-2425-03	rev 2
0182-2425-04	rev 2
0182-2425-05	rev 3
0182-2440-01	rev 1
0182-2440-02	rev 1
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0182-2441-01	rev 0
0182-2441-05	rev 0
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0182-2450-09	rev 1
0182-2450-11	rev 0
0182-2450-12	rev 0
0182-2452-01	rev 1
0182-2225-01	rev 2
0182-2225-02	rev 1
0182-2225-03	rev 0
0182-2225-09	rev 0
0182-2225-10	rev 0
0182-2525-01	rev 0
0182-2525-02	rev 0
0182-2540-03	rev 0
0182-2540-04	rev 0
0182-2550-02	rev 0
0182-2550-03	rev 0
0182-2550-04	rev 0
0182-1020-01	rev 5
0182-1021-01	rev 5
0182-1022-01	rev 4
0182-1023-01	rev 4
02-100	rev 3O
05-100	rev 3C
31-142	rev 3E
31-145	rev 3D.

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

Informative(s):

1 Reasons for approval:

The samples and detailed drawings for plot 7 have already been discharged under Ref. 2021/0057/P dated 15/10/2021 for the variation of condition application Ref. 2019/5882/P dated 01/07/2020. The same details have been submitted for this condition relating to the 2020 variation of condition application.

Condition 10 requires detailed drawings, or samples of materials as appropriate, in respect of the external windows and doors and samples and manufacturer's details at a scale of 1:10, of all facing materials for plot 7. The condition requires a sample panel of all facing materials to be erected on-site and approved by the Council before the relevant parts of the work are commenced.

Detailed drawings of the windows and doors have been provided which are within the scope of the consented scheme. The ground floor doors were revised from a revolving to sliding door in order to appear more domestic in character. The ground floor glazing would be frameless except for a small upstand and thus provide appropriate activation at this level. The details are

satisfactory to discharge part A of the condition.

The applicant has provided manufacturers details of the facing materials which are a mixture of aluminium panels of different textures and colours. No brickwork is proposed. The aluminium sample panels were provided on site and photographs of the samples were also provided. During the application process the Design Review Panel made the following comment on the materials, including the aluminium panels:

"The panel thinks that the dark PPC coated material proposed for the panels will work well, with its appearance of charred timber. It is important that the surface absorbs light and is not reflective. Adding extra texture to roughen the surface could help to achieve this.

The DRP panel likes the timber-like, non-reflective appearance of the cladding panels and their varied joint widths.

The panel encourage production of full size sample mock-ups to test the colour and texture, scale and detail of all the elements, and to ensure these are implemented as envisaged. This is particularly important given the scale and visibility of the project.

The delivery of such a bespoke façade design will require extra care throughout detail and construction to ensure the design vision is not undermined. The panel notes that its recommendations relate to the quality of the designs presented."

In trying to achieve a non-corporate aesthetic, the panels as proposed and consented had a highly textured finish. The samples provided to discharge condition 10 would have a rough, deep blue texture as shown in the CGIs and samples in the approved Design & Access Statement. As such, the details are acceptable and the condition can be discharged. The full impact of the scheme as already been assessed.

The submitted details demonstrate that the proposal would provide a high quality material finish and safeguard the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer