

Application ref: 2022/2146/P
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Date: 29 June 2022

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26c George Street
St Albans
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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: Discharge of conditions 18 and 19 (Part M of Building Regs compliance) and partial discharge of condition 10b (confirmation of no unexpected water contaminants) and 3c (sample panel/materials) of planning permission 2017/2883/P 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: Part M Compliance Drawings - First Floor, Part M Compliance Drawings - Second Floor, Part M Compliance Drawings - Third Floor, Flat 13 - Layouts for M4(3) adaptable and adapted unit, Building Regulations Letter (Prepared by Assent Building Control) dated 01/06/2022 and, Covering Letter (prepared by SADA Architecture) dated 17/05/2021, Disinfection of Service Pipes and Private Mains dated 09/09/2022 and Letter from OLW Construction Limited dated 05/05/2022, 23814.01 and Bathstone Cladding.

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

Informative(s):

- 1 Reasons for approving the details.

Condition 18 requires details of compliance with Part M4(2) and Condition 19 with M4(3). The applicant has provided details confirming the works are in compliance with Building Regulations M4(2) and M4(3). These details include floor plans, Building Control Certificate and detailed covering letter.

The Council considers this acceptable to discharge Conditions 18 and 19.

Condition 10 (requiring contamination details) has been partially discharged. Part B of the condition was partially discharged under 2020/3260/P, which required a statement confirming the status of unexpected contamination during construction to fully discharge the condition. This has been provided and is acceptable.

Condition 3c was partially discharged apart from samples of the stone cladding. The stone is now in situ and is considered acceptable.

No consultation responses have been received from third parties.

On this basis, the details would provide flexibility for the accessibility of future occupiers and wheelchair units, and that future occupiers would not be exposed to contamination, and that the character and appearance of the area would be safeguarded, in accordance with policies G1, A1, D1 and H6 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/2883/P dated 24/04/2019 have been discharged.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer