

Application ref: 2022/2069/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Email: Kate.Henry@camden.gov.uk  
Date: 30 June 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Quod  
8-14 Meard Street  
London  
W1F 0EQ

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:

Details required to fully discharge condition 17 (c) (specifically relating to facing materials of external screens of TRA Hall) of planning permission 2014/5840/P dated 31/03/2015, as amended by 2015/6696/P and 2019/4998/P (for: 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: MP1\_P01 Rev PL02; aalco® Aluminium Alloy 1050A H14 Sheet; Cover letter dated 13/05/2022

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

Informative(s):

#### **1 Reasons for granting approval-**

This application seeks to complete the discharge of condition 17(c) 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. The condition requires the submission of details of all facing materials, and samples of those materials to be provided on site. This application relates to the material to be used on the external screens on the Tenants and Residents Association Hall on Grafton Terrace and is the final element that is outstanding of the overall details required by this condition 17(c). The other facing materials for this part were previously approved under application reference 2021/2893/P.

The material is to be powder-coated in a speckled brown coat to match the cladding of the top storey of the building. This colour was submitted to and approved by the Council under application reference 2021/2893/P (dated 21 September 2021). The applicant has noted that the bespoke artwork on the screens is yet to be confirmed, but will be formed by punching holes in the material to create a picture.

The proposed material is considered to be acceptable, particularly as it will tie in with existing elements on the host building.

The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 14 (Cycle storage), 20 (parking management plan), 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 2014/5840/P dated 31/03/2015 (as amended) 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

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

Daniel Pope  
Chief Planning Officer