

Application ref: 2022/3151/P
Contact: Nora-Andreea Constantinescu
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Date: 6 October 2022

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DP9
100 Pall Mall
London
SW1Y 5NQ
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
14 Blackburn Road
London
Camden
NW6 1RZ

Proposal:

Details of new facing material as required by condition 1 of amended application ref 2022/0509/P dated 04/05/2022 for 'Redevelopment of whole site by the erection of a 4-storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwelling houses and 6 self-contained flats with associated underground car parking' approved under planning application PWX0202103 dated 08/05/2003.

Drawing Nos: Cover letter dated 26/07/2022 by DP9; Replacement condition 1 Planning permission PWX0202103 dated 08/05/2003 by KSR Architects & Interior Designers dated July 2022.

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

Informative(s):

- 1 Details of the new facing materials have been provided as required by condition 1, as amended under application ref no. 2022/0509/P dated 04/05/2022. Following updated Building Regulations and Fire Safety requirements, the timber cladding surrounding the windows and doors agreed

within the initial planning application PWX0202103 dated 08/05/2003, would be replaced with brick.

The area surrounding the application site includes a variety of cladding materials, of red, grey, orange bricks and metal cladding. The proposed details include sample photos of Aldridge Smooth Red brick on the wider elevation, Aldridge Multi Rustic surrounding windows and doors, and Baunit Render at ground level. The proposed brick would be consistent with the nearby context and preserve the character and appearance of the building as intended as part of the initial consent.

As such, the proposed details are considered sufficient to discharge condition 1.

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 nor on the character of the conservation area.

As such, the proposed development is in general accordance with policy D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref PWX0202103 dated 08/05/2003 which need details to be submitted, have been 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