

Application ref: 2023/1215/P
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Development Management
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Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon
HP18 9EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
42 Elsworthy Road
London
NW3 3DL

Proposal:

Details pursuant to condition 3(b) (materials sample) of planning permission 2019/0149/P granted on 14 September 2020 for the 'Erection of two-storey side extension following demolition of existing structure, basement excavation, alterations to existing eastern side extension and new steps into the rear garden and front side access; alterations to fenestration, front boundary wall, landscaping and provision of cycle storage'.

Drawing Nos: Cover Letter prepared by Wolff Architects dated 22.03.2023, Natural Mortar Product Sheet, Cambridge Gault Product Sheet.

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

Informative(s):

- 1 Condition 3(b) (materials sample) requires the submission and approval of detail in respect to all facing material for the western two storey extension, and sample photos of those materials.

Council's Conservation Officer reviewed the submitted documentation and advised the proposed bricks are similar to the existing bricks on the host

building and use the same bond. Whilst they will be lighter than the original bricks, this is because they have not weathered yet, or been exposed to over 100 years of pollution. Given that the extension is overtly modern and a later addition the difference in the patina would not be harmful, and would harmonise over time.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (a, c, d) (detail drawings), 8 (hard and soft landscaping), 10 (tree protection measures), 11 (covered cycle storage), 12 (design and method of waste storage and removal), and 13 (bird and bat box location) of planning permission 2019/0149/P granted on 14 September 2020 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', written in a cursive style.

Daniel Pope
Chief Planning Officer