

Application ref: 2023/2059/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 4 July 2023

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-
7 Clifford Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12 B Keats Grove
London
NW3 2RN

Proposal:

Details of condition 13 (Brick Sample) pursuant to planning permission 2022/1607/P dated 11/01/2023 for; Demolition of the existing house at 12B Keats Grove and redevelopment of the site with a new 4 bedroom home to form part of a shared estate with 12 Keats Grove by creating a unified, biodiverse woodland landscape to connect the garden of 12B with the already consented landscape at 12 Keats Grove.

Drawing Nos: K91 brick by Petersen Tegl

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

Informative(s):

1 Reasons for granting permission

Condition 13 required the submission of a sample panel of the proposed facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The applicant has provided a sample of a light grey clay brick (K91) by Petersen Tegl in a stretcher bond with a light grey mortar. The brick is in

keeping with the original architectural intent proposed by the original application and is of an appropriate quality which will add visual interest. The panel is therefore sufficient to discharge condition 13.

No comments were received prior to determination and the full impact of the works was considered as part of the determination of the original application.

As such, the details would safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 11 (details of reuse and recycling of demolition waste), Condition 12 (electric vehicle charging details), and Condition 14 (construction monitoring report) of planning permission 2022/1607/P granted on 11 January 2023 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