

Application ref: 2023/1735/P  
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Date: 6 July 2023

**Development Management**  
Regeneration and Planning  
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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(a) (window details, ventilation grills and external doors) of planning permission 2019/0149/P dated 14/09/2020 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: Project number 2164 Drawing number 768 Revision 0 dated 29.06.2023, Schedule of Ventilation Grills and Floor Plans showing location of Ventilation Grills.

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

Informative(s):

1 Reasons for granting permission:

Condition 3(a) (window details, ventilation grills and external doors) requires the submission and approval of details in respect to all new windows (including jambs, head and cill), ventilation grills, and external doors.

The new windows and doors on the approved 2 storey side extension would be double glazed and would appear to be appropriate for both the original house and approved modern side extension. In addition, the windows and doors would be powder coated aluminum frame doors and will appear contemporary to the modern extension.

A total of 11 ventilation grills are proposed. The ventilation grills will not be seen from public view and are of sympathetic material, which will match the material used for the windows/doors, and as a result, would now cause any harm to the character or appearance of the building or the surrounding conservation area.

The Council's Conservation Officer has reviewed the submitted documentation in the form of a window/door detail plan and ventilation details and advised the details are satisfactory.

Details of all facing materials required by condition 3(b) has already been submitted and approved by the Council (ref 2023/1215/P).

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

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

- 2 You are reminded that conditions 3 (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



Daniel Pope  
Chief Planning Officer