

Application ref: 2023/2265/P
Contact: Daren Zuk
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Date: 20 July 2023

Development Management
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Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
26 Malden Road
London
NW5 3HH

Proposal:
Details to discharge Condition 3 (Material Details) of planning reference 2022/3065/P dated 17/05/2023 for the erection of lower ground floor and upper ground floor rear extension, in addition to exterior alterations.

Drawing Nos: PA01 Location Plan, PA16 Door & Window Details, PA17 Juliet Balcony Details, PA18 Facing Brick Details

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

Informative(s):

1 Reasons for granting permission:

The submitted details for Condition 3 (Materials Details), which include details on new and replacement windows and doors, details of the Juliet balcony railing, and facing materials, are found to be acceptable and sufficient to demonstrate the appearance of the premises and character of the immediate area would be safeguarded.

The full impact of the proposed development has already been assessed. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and are sufficient to discharge Condition 3.

- 2 You are reminded that Conditions 4 (Green Roof) and 7 (Landscaping) of planning permission 2022/3065/P granted on 17/05/2023 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer