

Application ref: 2023/2748/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 13 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr. Ian Brungs
49 Flask Walk
Hampstead
London
NW3 1HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**49 Flask Walk
London
NW3 1HH**

Proposal:

Details to discharge Condition 4A & 4B (Windows, external doors and steps) of planning reference 2019/1309/P dated 12/06/20 for reconstruction of existing three storey rear extension with altered roof profile and some excavation to lower floor and garden levels; new green roof and rooflight on rear roofs; alterations to rear and side fenestration; replacement windows to front and rear; erection of ground floor rear side infill extension and new rear bay window; new bin store below front garden.

Drawing Nos: 1_400, stone steps, material schedule, DT-C-002, DT-C-001,
BRU2742/CLIENT-PLANNING, 2022 2052

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

Informative(s):

1 Reasons for approval:

The applicant has provided a material schedule which includes hardwood sash windows and front door and Portland stone steps. The quality of the materials is considered acceptable. Detailed drawings of the windows and rooflight have

been provided. The drawings show that the windows would have appropriate glazing thickness and that the glazing bars would be structural rather than stuck against the pane of glass which is appropriate.

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 advised that all conditions relating to planning permission 2019/1309/P dated 12/06/20 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 grey rectangular background.

Daniel Pope
Chief Planning Officer