

Application ref: 2019/2430/P  
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Date: 10 November 2023

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land to rear of No. 1 and No. 2 Rochester Road  
London  
NW1 9JH**

Proposal: Details of detailed drawings, facing brickwork, roof slate, stone coping, rainwater goods and front boundary required by conditions 3 & 4 of planning permission 2018/3072/P dated 15/05/2018 (for erection of a 2-storey 3-bed dwellinghouse).

Drawing Nos: Cover Letter dated 29/04/2019, W-2, W-3, S-1, R-1, J-1

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

Informative(s):

- 1 Condition 3 of planning permission ref. 2018/3072/P dated 15/05/2019 requires detailed drawings or samples of materials of the consented window openings, eaves, solar panels and projecting box window.

Condition 4 of planning permission ref. 2018/3072/P dated 15/05/2019 requires samples and/or detailed drawings of the consented facing brickwork, roof slate, stone coping, rainwater goods and gate and front boundary treatment.

The application relates to the construction of a 2 storey 3 bed dwellinghouse located within the Rochester Conservation Area.

The required detailed drawings of the window openings, eaves, solar panels, projecting box window along with the detailed drawings of the brickwork, roof slate, stone coping, rainwater goods and gate and front boundary treatment have been inspected by Camden's conservation team and have been considered to be of sufficient quality and would preserve the appearance of the Rochester Conservation area.

Special regard has been attached to the desirability of preserving the Rochester Conservation Area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to planning permission granted on 15/05/2019 ref. 2018/3072/P 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 2023.

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